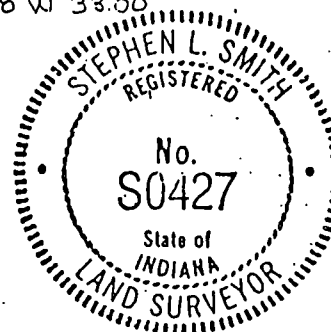
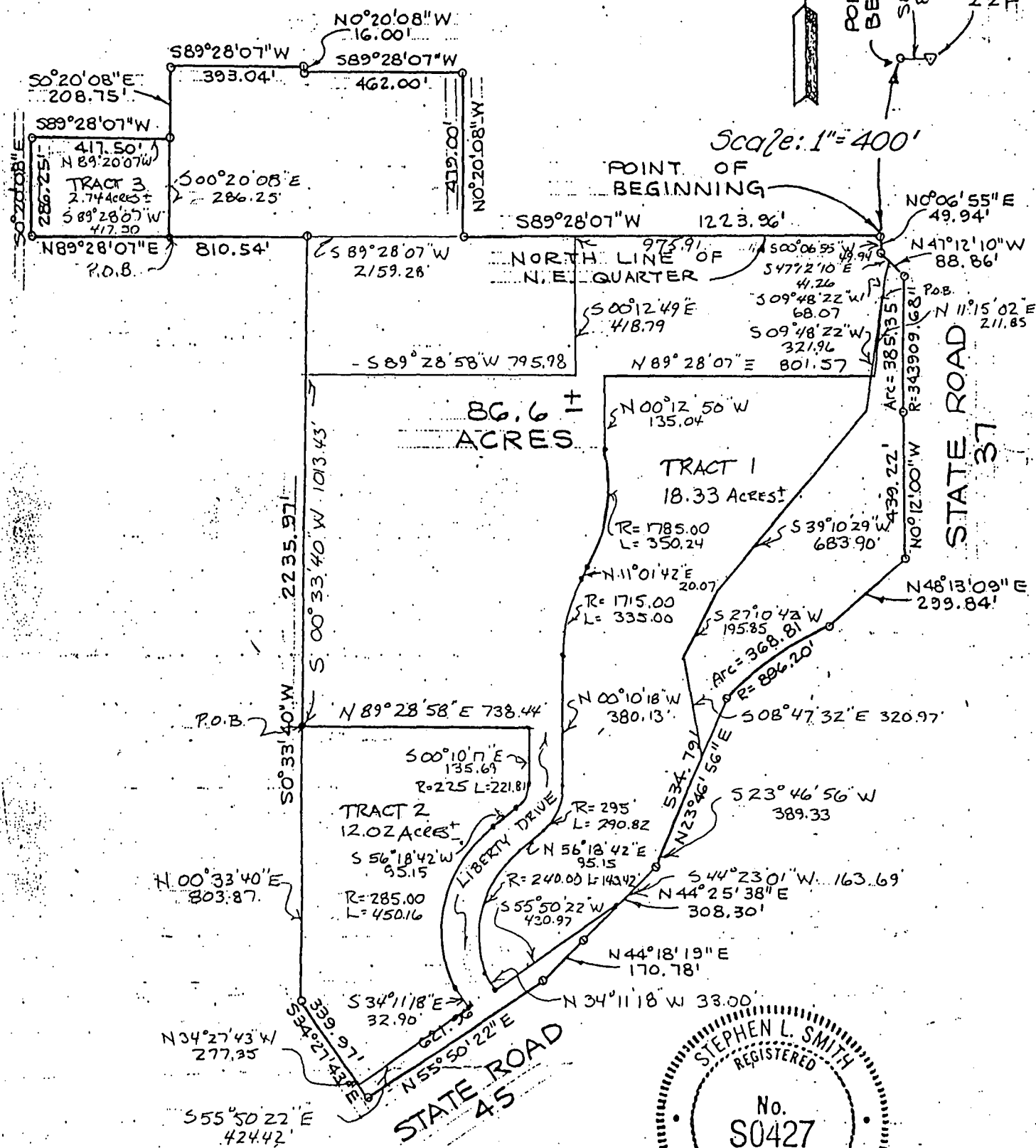


T08N-R02W-12_0000_MCS

POINT OF BEGINNING

N.E. CORNER OF
N.E. 1/4 SEC. 12
T.8N. R.2W.



SMITH
QUILLMAN
ASSOCIATES, Inc.

CONSULTING ENGINEERS

P.O. Box 155
4625 E. Morningside Dr.
Bloomington, IN 47402
812-338-6536

PARK 37
TRACT 3
JOB NO. 1559

Part of the southeast quarter of Section 1, Township 8 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said southeast quarter; thence along the south line of said section SOUTH 89 degrees 28 minutes 07 seconds WEST 2159.28 feet to the point of beginning; thence continuing along said south line SOUTH 89 degrees 28 minutes 07 seconds WEST 417.50 feet; thence leaving said south line NORTH 00 degrees 20 minutes 08 seconds WEST 286.25 feet; thence NORTH 89 degrees 28 minutes 07 seconds EAST 417.50 feet; thence SOUTH 00 degrees 20 minutes 08 seconds EAST 286.25 feet to the point of beginning, containing 2.74 acres, more or less.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was prepared in office from record information either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this _____ day of May, 1990.

Ben E. Bledsoe
Registered Land Surveyor No. S0559
State of Indiana

FILED
JAN 4 1977

Metherall



NOTE: SURVEYS NOT SHOWING
STAKES OR PIPE CAN NOT BE
USED FOR BUILDING FENCES
OR SETTLING PROPERTY LINE
DISPUTES.

Davis
Monroe County, Indiana
ARTHUR F. HAUFLE
CIVIL ENGINEER & SURVEYOR
525 PEOPLES BANK BUILDING
INDIANAPOLIS, INDIANA
PHONE ME. 2-5003
LIABILITY INSURED

LEGEND —

- 1 STORY FRAME DWELLING
- 2 STORY FRAME DWELLING
- 1 STORY BRICK DWELLING
- 2 STORY BRICK DWELLING
- 1 STORY STONE DWELLING
- 2 STORY STONE DWELLING
- 1 CAR FRAME GARAGE
- 1 CAR FRAME GARAGE
- 1 CAR CONG. & GARAGE
- 1 CAR CONG. & GARAGE
- 1 CAR BRICK GARAGE
- 1 CAR BRICK GARAGE
- 1 CAR STONE GARAGE
- 1 CAR STONE GARAGE

ARTHUR F. HAUFLE
REGISTERED
No. 10010
STATE OF
INDIANA
LAND SURVEYOR

Part of the Southeast Quarter of Section 12, Township 8 North, Range 2 West
Tapp Road

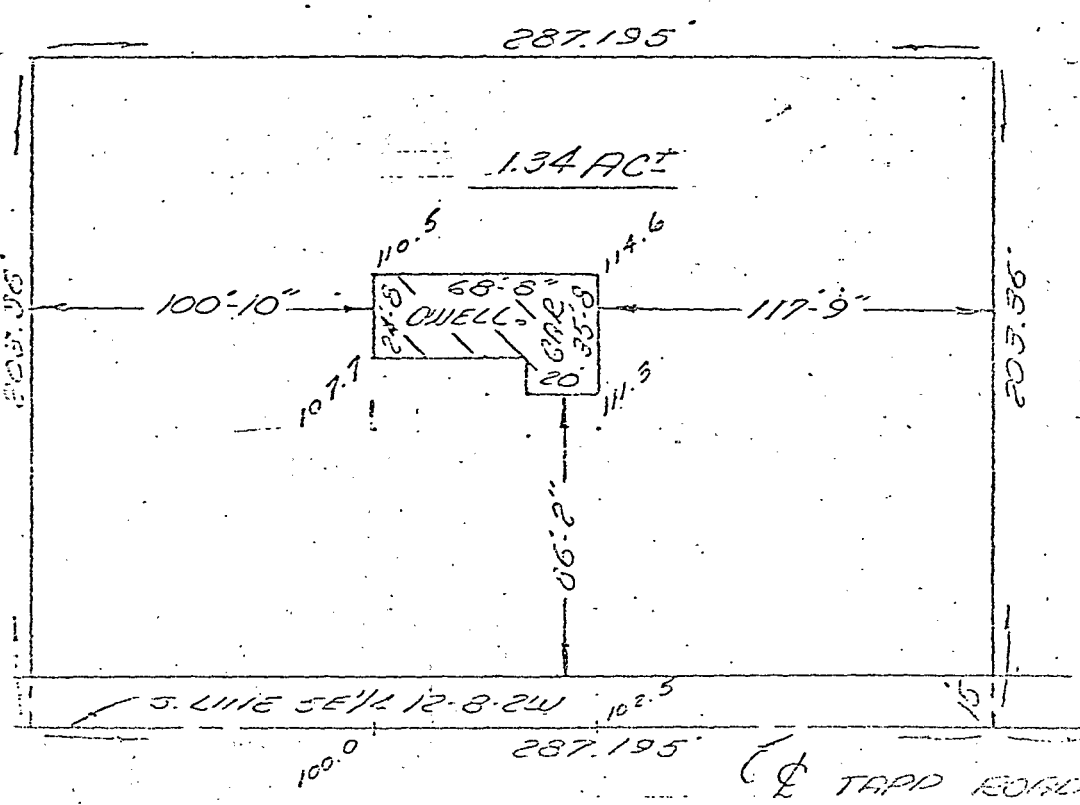
Davis Homes Inc. Railroadmen's Fed. Sav & Loan Assn. Re: Dale Barger

Gentlemen:

Part of the Southeast Quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, more particularly described as follows to-wit:- Beginning in the South line of said quarter section, at a point, 284.53 feet West of the Southeast corner of said quarter section; running thence West upon and along the South line of said quarter section, 287.195 feet to a point; thence North, 203.36 feet to a point; thence East and parallel with the South line of said quarter section, 287.195 feet to a point; thence South, 203.36 feet to the place of beginning, containing 1.34 acres, more or less.
Subject, however, to all legal highways or rights of way.
This certification was made by me this 21st day of October, 1966.

A.F. Haufler

By *A. F. Haufler*



HOUSE STRAID 28'-8" x 40'-0"
NO 5' OFFSET IN FRONTS

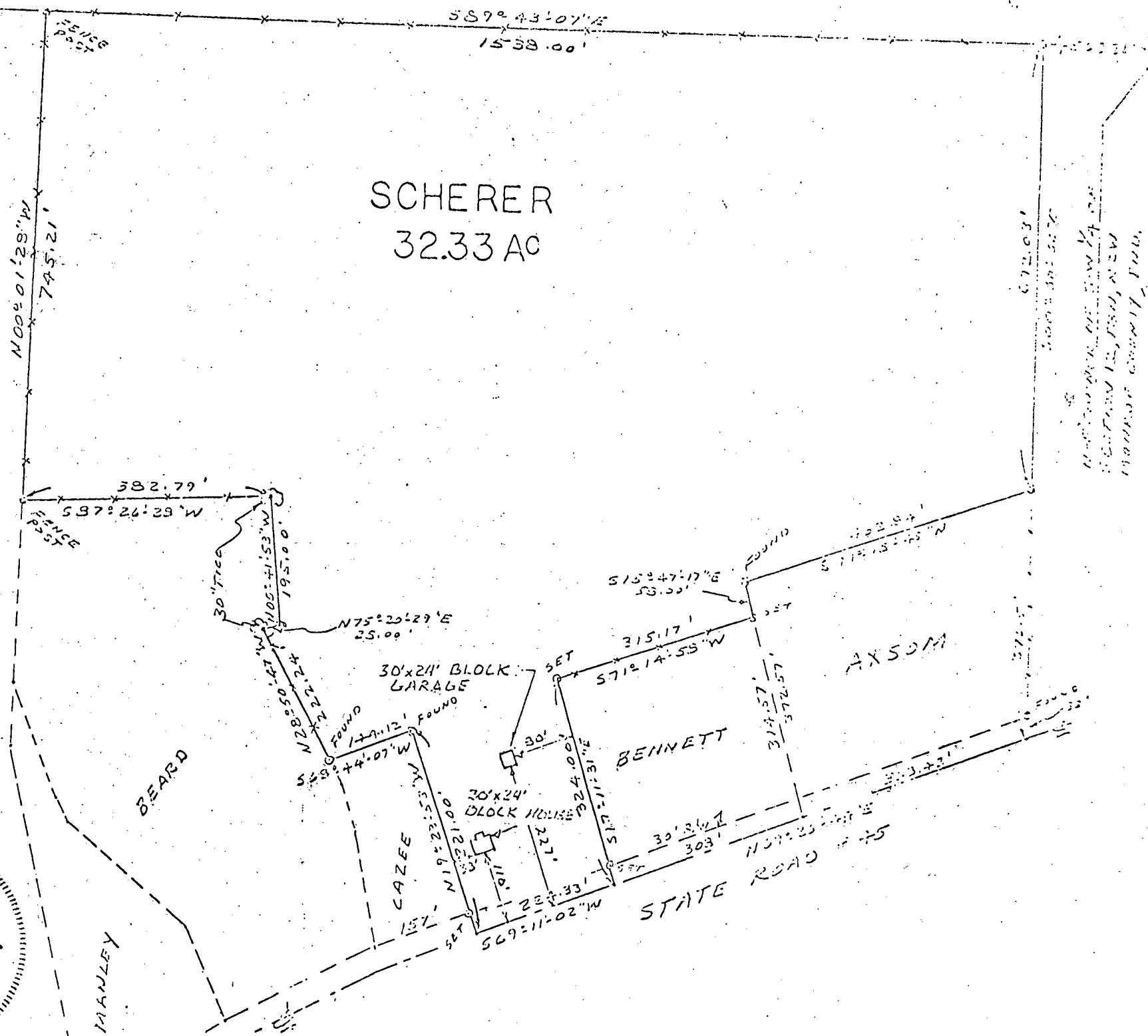
56' COR
56' 1/4
12-8-24

FILED

APR 2 1979

John W. Davis
Auditor Monroe County, Indiana

SCALE 1"=200'
OF TECH PIN

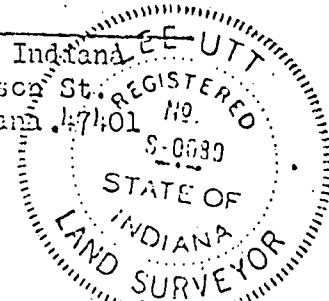


State of Indiana SS:
County of Monroe

I, Lee Utt, hereby certify that I am a
Land Surveyor licensed in compliance with
the laws of the State of Indiana; that the
above plat and attached description correctly
represents a survey completed by me on March
15, 1979; that all monuments shown thereon
actually exist; and that their location and
type are, to the best of my knowledge,
accurately shown.

Lee Utt

Lee Utt, R. L. S. # 50089, Indiana
1604 South Henderson St.
Bloomington, Indiana 47401



CERTIFICATE OF SURVEY

State of Indiana SS:
County of Monroe

I, Lee Utt, duly licensed Land Surveyor No. 50089, do hereby certify that the attached plat represents a survey of the lands and related improvements described as follows, to-wit:

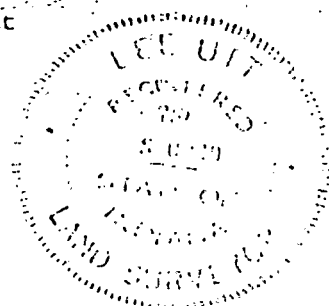
A part of the Southwest quarter of Section 12, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point on the North line of said Southwest quarter, said point of beginning being 562.33 feet West of the Northeast corner of said Southwest quarter; thence from said point of beginning and running South $00^{\circ}-30'-32''$ East for 672.03 feet and to the Northeast corner of a tract of land that is described in a deed from Maurice and LaRuth Scherer to William N. and Helen B. Axson and recorded October 4, 1960 in Deed Record 135, page 524, in the office of the Recorder of Monroe County, Indiana; thence with the Northerly line of said Axson tract and running South $71^{\circ}-15'-45''$ West for 462.84 feet; thence with the Westerly line of said Axson tract and running South $15^{\circ}-47'-17''$ East for 58.00 feet and to the Northeast corner of a tract of land that is described in a deed from Maurice and LaRuth Scherer to Robert O. Bennett and recorded October 18, 1956, in Deed Record 122, page 6, in the office of the Recorder of Monroe County, Indiana; thence with the Northerly line of said Bennett tract and running South $71^{\circ}-14'-58''$ West for 315.17 feet and to the Northwestern corner of said Bennett tract; thence with the Westerly line of said Bennett tract and running South $17^{\circ}-11'-31''$ East for 324.00 feet and to the centerline of State Road 45; thence with the centerline of said State Road 45 and running South $69^{\circ}-11'-02''$ West for 224.33 feet; thence leaving the centerline of said State Road 45 and with the Easterly line of a tract of land that is described in a deed from LaRuth Scherer to Phillip and Ruby Cazee and recorded July 19, 1973, in Deed Record 221, page 286, in the office of the Recorder of Monroe County, Indiana, and running North $19^{\circ}-23'-53''$ West for 321.00 feet and to the Northeast corner of said Cazee tract; thence with the Northerly line of said Cazee tract and running South $68^{\circ}-44'-07''$ West for 144.12 feet and to the Easterly line of a tract of land that is described in a deed from Maurice Devon Scherer to Richard E. and Uyvonna L. Beard and recorded July 23, 1973, in Deed Record 221, page 309, in the office of the Recorder of Monroe County, Indiana; thence with the line of said Beard tract and running North $28^{\circ}-50'-47''$ West for 222.24 feet; thence North $75^{\circ}-20'-29''$ East for 25.00 feet; thence North $00^{\circ}-41'-53''$ West for 195.00 feet; thence South $87^{\circ}-26'-28''$ West for 382.79 feet and to the Northwest corner of said Beard tract; thence leaving said Beard tract and with an existing fence line and running North $00^{\circ}-01'-28''$ West for 745.21 feet and to the North line of said Southwest quarter; thence with said North line and running South $89^{\circ}-43'-07''$ East for 1538.00 feet and to the point of beginning. Containing 32.33 acres, more or less.

I further certify that:

1. All improvements on said tract are shown on the attached plat and lie within boundaries of said tract.
2. There are no encroachments upon the described tract by any improvements appurtenant to adjoining tracts.
3. Corners are marked by stake, iron pipe, or otherwise as shown on the attached plat.

In witness whereof I have hereunto attached my hand and seal at Bloomington, Indiana this 4th day of April, 1979.

Lee Utt, R. L. S. # 50089, Indiana



Van Buren Sec. 12

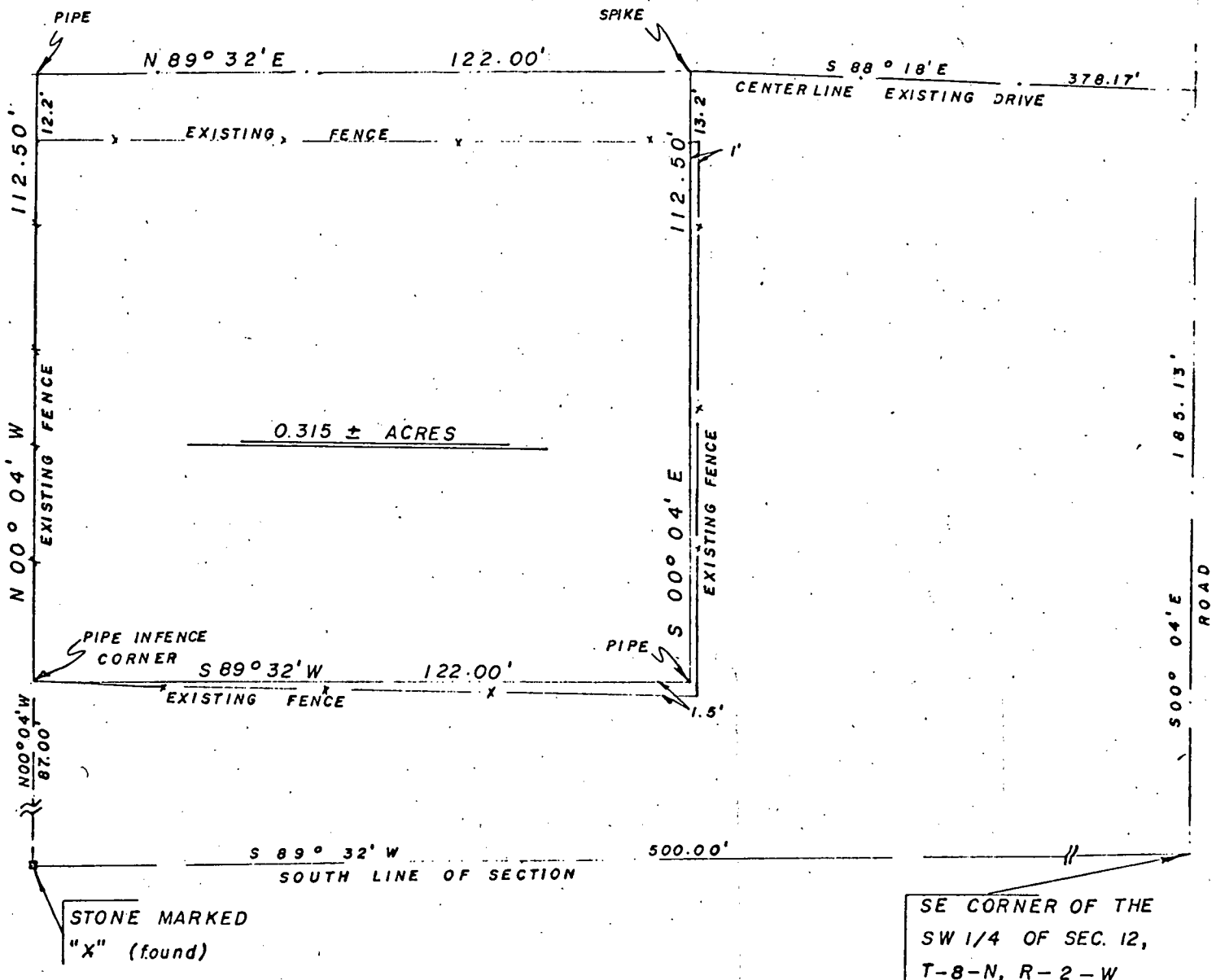
TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

SCALE: 1" = 30'



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a survey completed under my supervision on March 22, 1978; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

FILED
JAN 22 1981

Edmund O. Farkas
Auditor Monroe County, Indiana

Edmund O. Farkas
Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. S0114

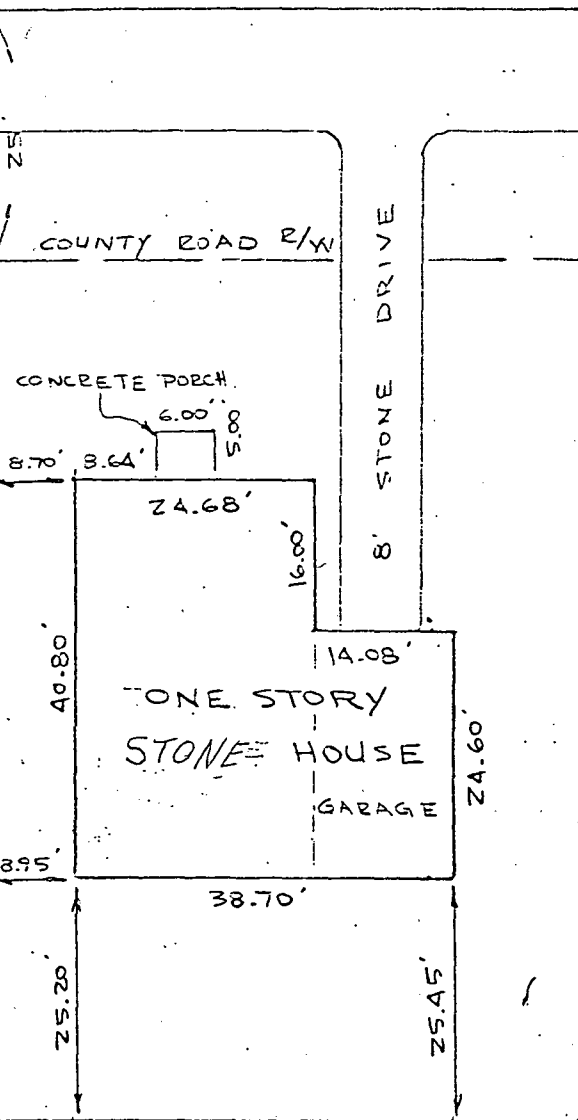
A part of the Southwest Quarter of Section Twelve (12), Township Eight (8) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southeast Corner of said Southwest Quarter, thence South Eighty-nine (89) Degrees and Thirty-two (32) Minutes West along the South Line of said Section 500.00 feet to a stone marked "X", thence North Zero (00) Degrees and Four (04) Minutes West parallel with the East Line of said Quarter Section 87.00 feet to an iron pipe in the fence corner marking the true point of beginning: thence North Zero (00) Degrees and Four (04) Minutes West Parallel with the East Line of said Quarter Section 112.50 feet to a pipe, thence North Eighty-nine (89) Degrees and Thirty-two (32) Minutes East along the center line of an existing drive 122.00 feet to a spike, thence leaving said center line South Zero (00) Degrees and Four (04) Minutes East 112.5 feet parallel with the East Line of said Quarter to a pipe, thence South Eighty-nine (89) Degrees and Thirty-two (32) Minutes West 122.00 feet to the place of beginning. Containing 0.315 acres, more or less.

3-14-77

EAST: 60'

25'



SCALE 1" = 20'
MARCH 10, 1977

DESCRIPTION:

A part of the Southwest quarter of Section 12, Township 8 North, Range 2 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is 87 feet North and 378 feet West of the Southeast corner of the said Southwest quarter of said Section 12; running thence North 112.50 feet; running thence East 60.00 feet; running thence South 112.50 feet; running thence West 60.00 feet and to the place of beginning.

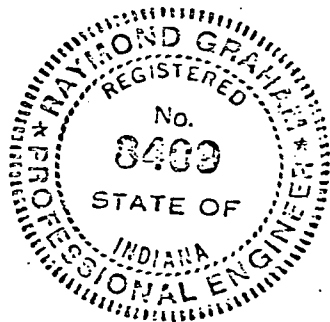
ENGINEER'S CERTIFICATION:

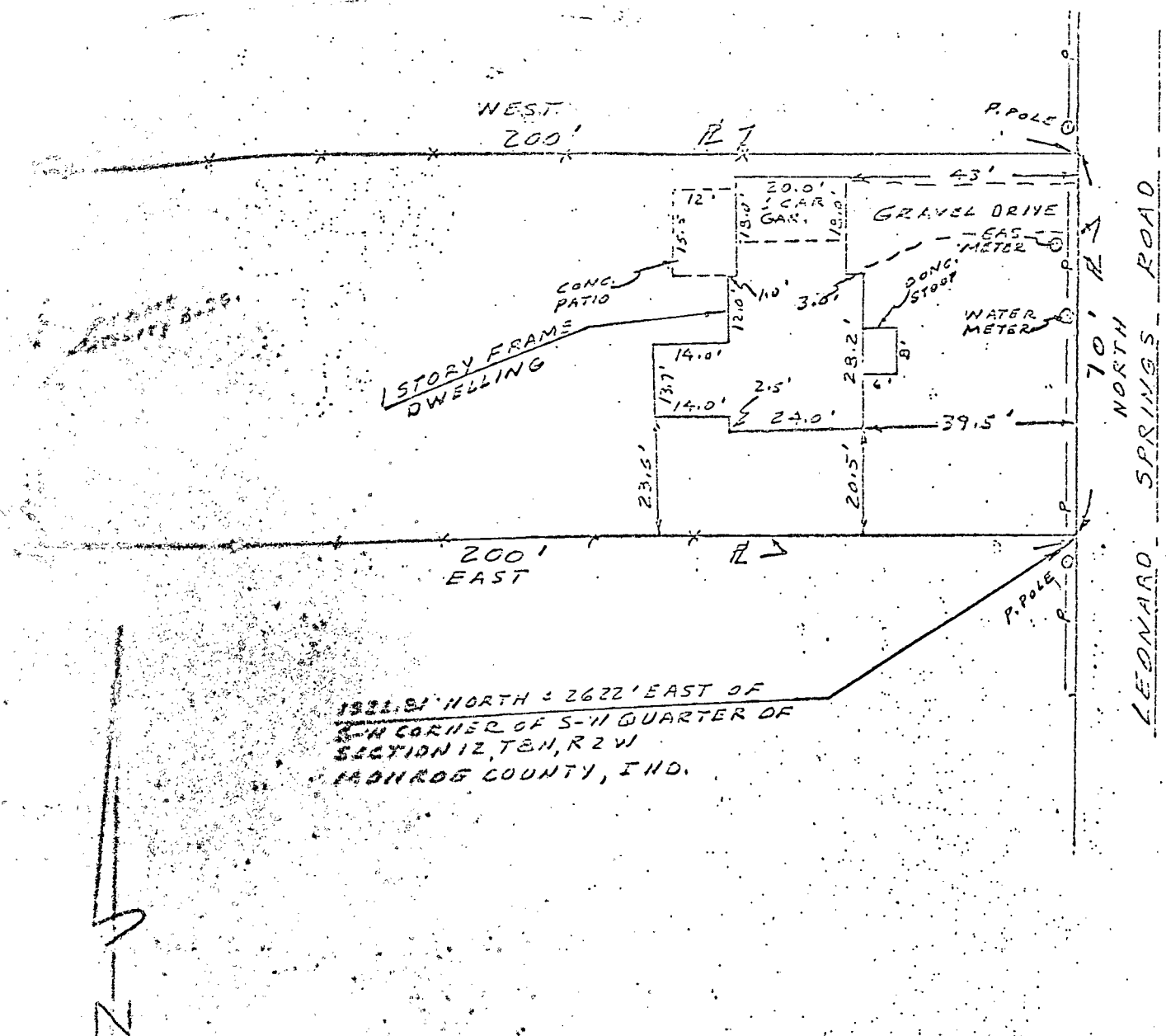
I hereby certify that this plat is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.

Raymond Graham
Raymond Graham
Indiana R P E 8409
3215 N. Smith Pike
Bloomington, Ind.

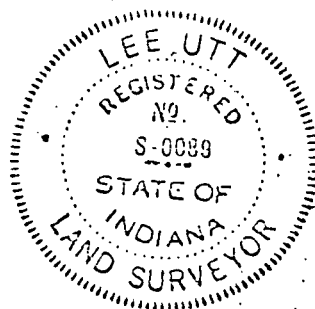
FILED
MAR 14 1977

Monroe County, Indiana





Lee Utt
 LEE UTT R.L.S. # 50089 IND.
 1604 SOUTH HENDERSON ST.
 BLOOMINGTON, INDIANA



Van Buren Sup

LEE UTT

REGISTERED LAND SURVEYOR NO. 50089, INDIANA
OFFICE PHONE 322-6366 HOME PHONE 425-5261
1604 SOUTH HENDERSON
BLOOMINGTON, INDIANA 47401

CERTIFICATE OF SURVEY

State of Indiana SS:
County of Monroe

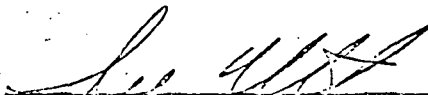
I, Lee Utt, duly licensed Land Surveyor No. S0089, do hereby certify that the attached plat is a true and correct survey of real estate described as follows, to-wit:

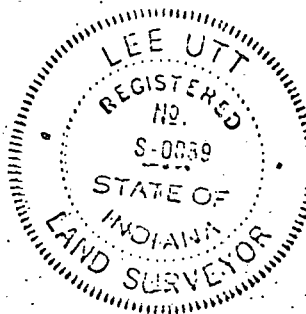
A part of the Southwest quarter of Section 12, Township 8 North, Range 2 West: Beginning at a point that is 1522.81 feet North and 2622 feet East of the Southwest corner of the Southwest quarter of said Section 12; thence running North 70 feet; thence running West 200 feet; thence running South 70 feet; thence running East 200 feet and to the place of beginning. Containing in all 0.32 acres, more or less.

I further certify that:

1. All improvements on said tract are shown on the attached plat and lie within boundaries of said tract.
2. There are no encroachments upon the described tract by any improvements appurtenant to adjoining tracts.

In witness whereof I have hereunto attached my hand and seal at Bloomington, Indiana, this 14th day of December, 1977.


Lee Utt, R.L.S. #50089



FILED

JAN 2 1978

John W. Davis
Auditor, Monroe County, Indiana

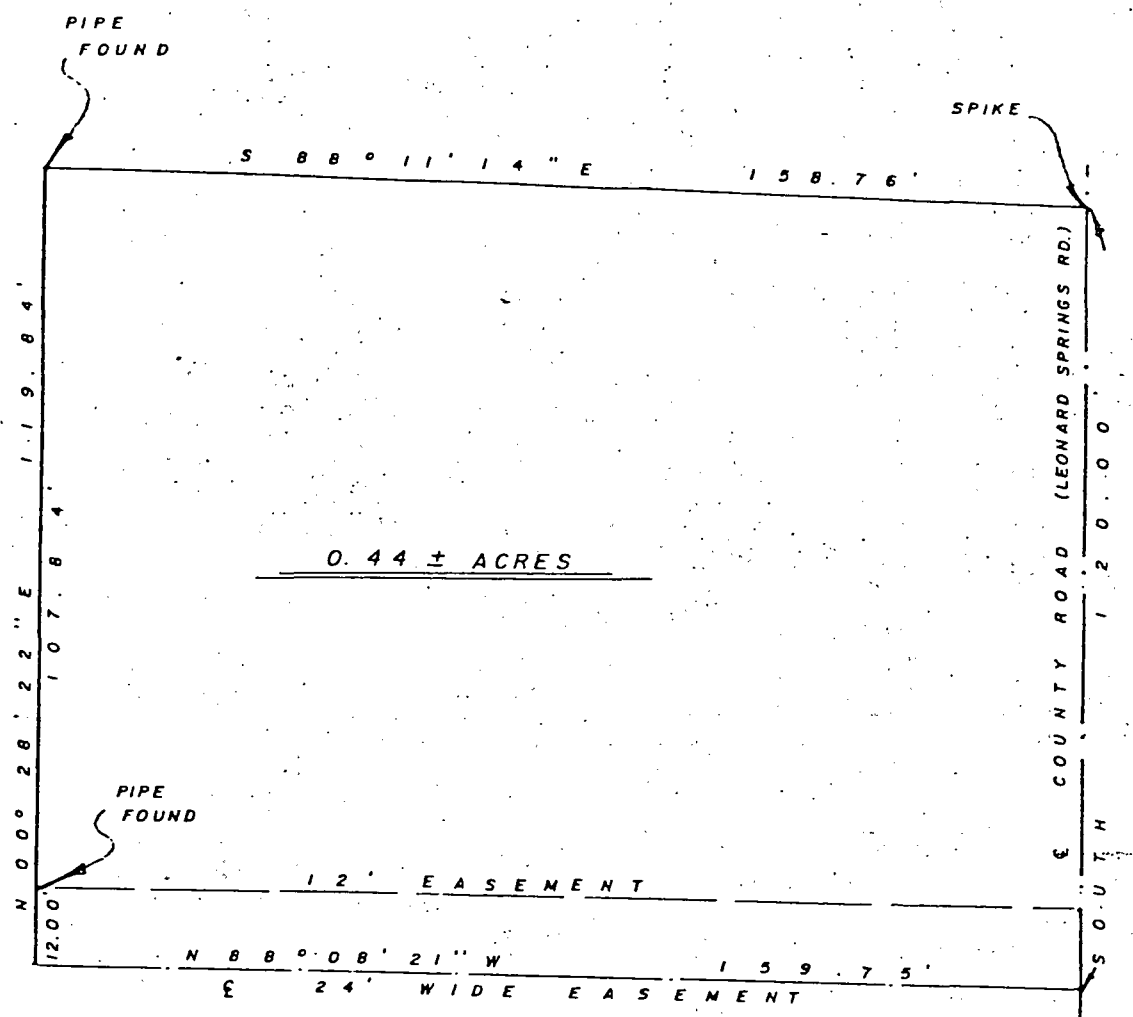
Fleener to Fleener
Sec 12

FRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

John Fleener Property

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305



SCALE: 1" = 30'

FILED
JUN 3 1980
John W. Fleener
Auditor Monroe County, Indiana

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and the following description correctly represent a land survey completed under my supervision on May 20, 1980; that all the monuments shown thereon actually exist; and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Indiana Reg. No. S0114

A part of the Southeast Quarter of the Southwest Quarter of Section Twelve (12), Township Eight (8) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning 193.50 feet North from the Southeast Corner of the Southwest Quarter of said Section at a point on the East Line of said Quarter Section and in the center line of a County Road, thence leaving said East Line and said County Road center line and along the center line of a 24 foot wide Easement (for Fleener Drive) North Eighty-eight (88) Degrees, Eight (08) Minutes, Twenty-one (21) Seconds West 159.75 feet [deed calls North Eighty-eight (88) Degrees, Forty (40) Minutes, Thirty-six (36) Seconds West] to the East Line of a 0.89 acre tract of land from Hattie Fleener to Trustees of Friendship Separate Baptist Church, Deed Record 195, page 304, thence along said East Line North Zero (00) Degrees,

(cont'd.)

RI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance
P.O. Box 96
Ellettsville, Indiana 47429
Phone: 812-876-2305

John Fleener Property

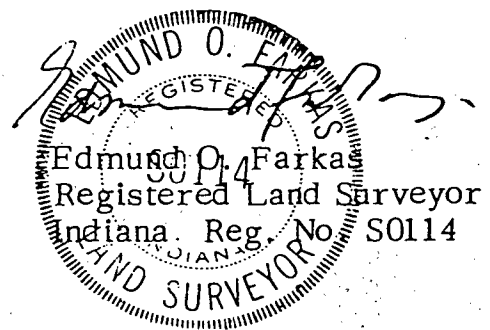
May 20, 1980

(cont'd.)

Twenty-eight (28) Minutes, Twenty-two (22) Seconds East 12.00 feet to an existing pipe, thence along said East Line North Zero (00) Degrees, Twenty-eight (28) Minutes, Twenty-two (22) Seconds East 107.84 feet [deed calls North 108 feet] to the South Line of the aforesaid 0.89 acre tract of land, thence leaving said East Line and along said South Line South Eighty-eight (88) Degrees, Eleven (11) Minutes, Fourteen (14) Seconds East 158.76 feet [deed calls East 160.00 feet] to the center line of the aforementioned County Road (presently referred to as Leonard Springs Road) and to the East Line of the Southwest Quarter of said Section, thence leaving said South Line and along said center line and said East Line South 120.00 feet to the place of beginning.

Containing 0.44 acres, more or less.

SUBJECT TO: a Twelve (12) foot wide easement on the entire South side of the above described 0.44 acre tract of land.



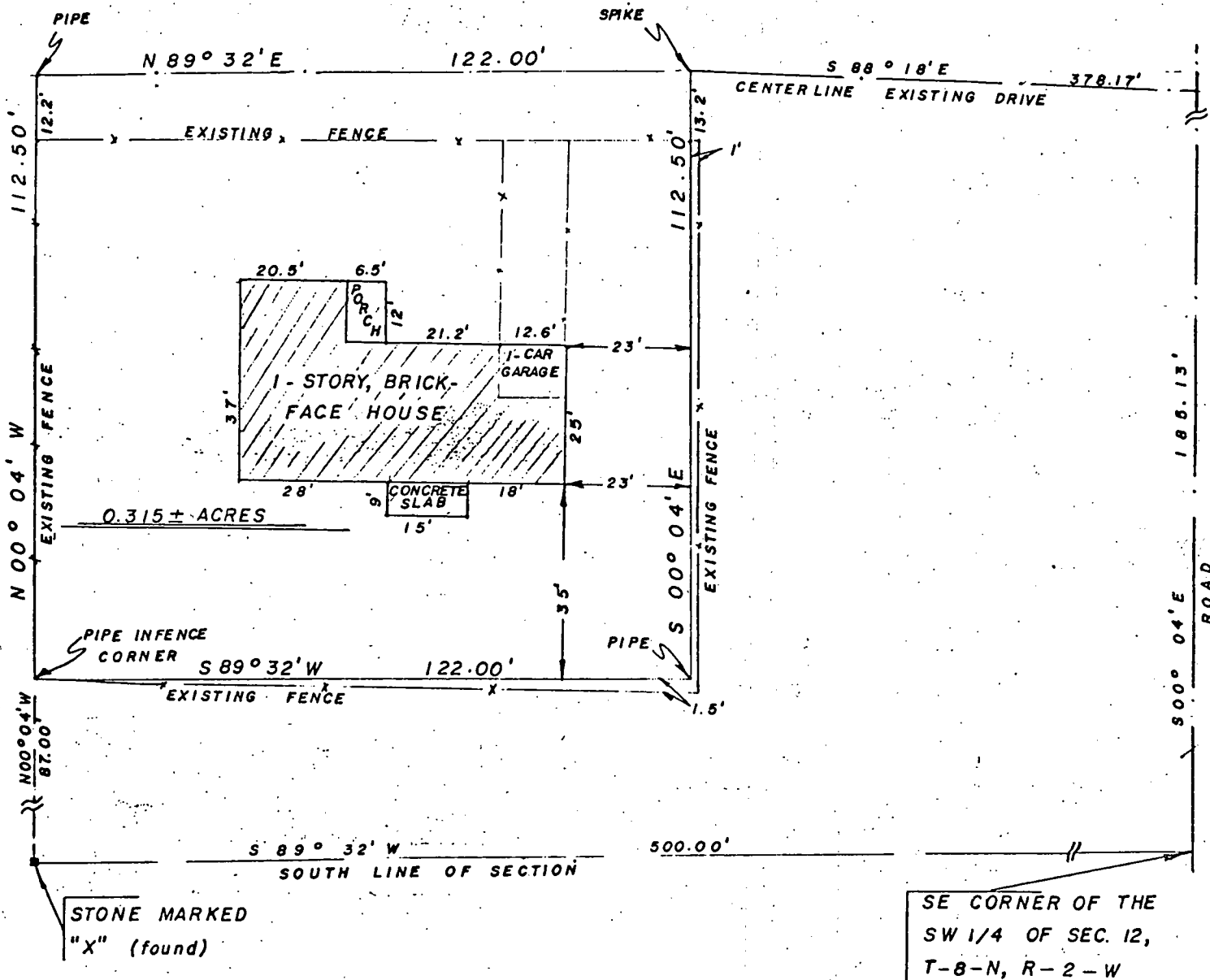
TRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

(812) 876-2305

P. O. Box 96
Ellettsville, Indiana 47429

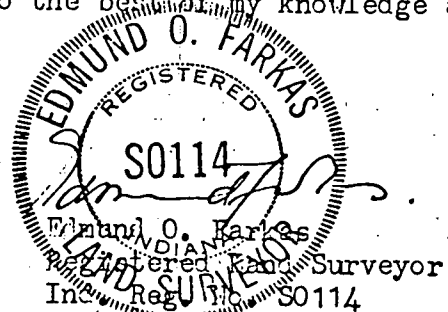
SCALE: 1" = 30'



STONE MARKED
"X" (found)

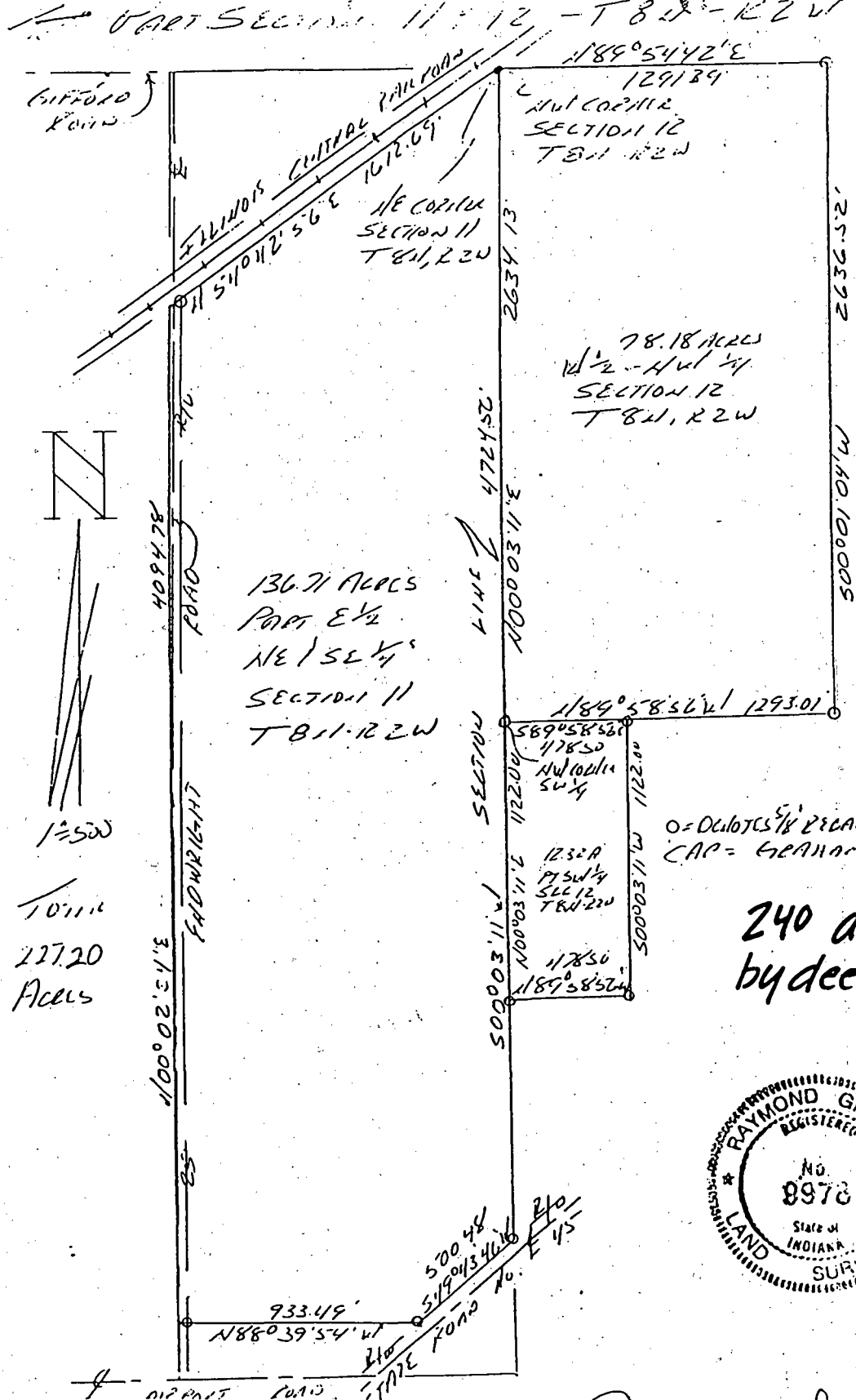
SE CORNER OF THE
SW 1/4 OF SEC. 12,
T-8-N, R-2-W

I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a survey completed under my supervision on March 22, 1973; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.



A part of the Southwest Quarter of Section Twelve (12), Township Eight (8) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at the Southeast Corner of said Southwest Quarter, thence South Eighty-nine (89) Degrees and Thirty-two (32) Minutes West along the South Line of said Section 500.00 feet to a stone marked "X", thence North Zero (00) Degrees and Four (04) Minutes West parallel with the East Line of said Quarter Section 87.00 feet to an iron pipe in the fence corner marking the true point of beginning: thence North Zero (00) Degrees and Four (04) Minutes West Parallel with the East Line of said Quarter Section 112.50 feet to a pipe, thence North Eighty-nine (89) Degrees and Thirty-two (32) Minutes East along the center line of an existing drive 122.00 feet to a spike, thence leaving said center line South Zero (00) Degrees and Four (04) Minutes East 112.5 feet parallel with the East Line of said Quarter to a pipe, thence South Eighty-nine (89) Degrees and Thirty-two (32) Minutes West 122.00 feet to the place of beginning. Containing 0.315 acres, more or less.



9712-REZ-43
Public Investment Corporation

EXHIBIT 2

38' Public Road Approach Req'd.
@ Sta. 48+98.47

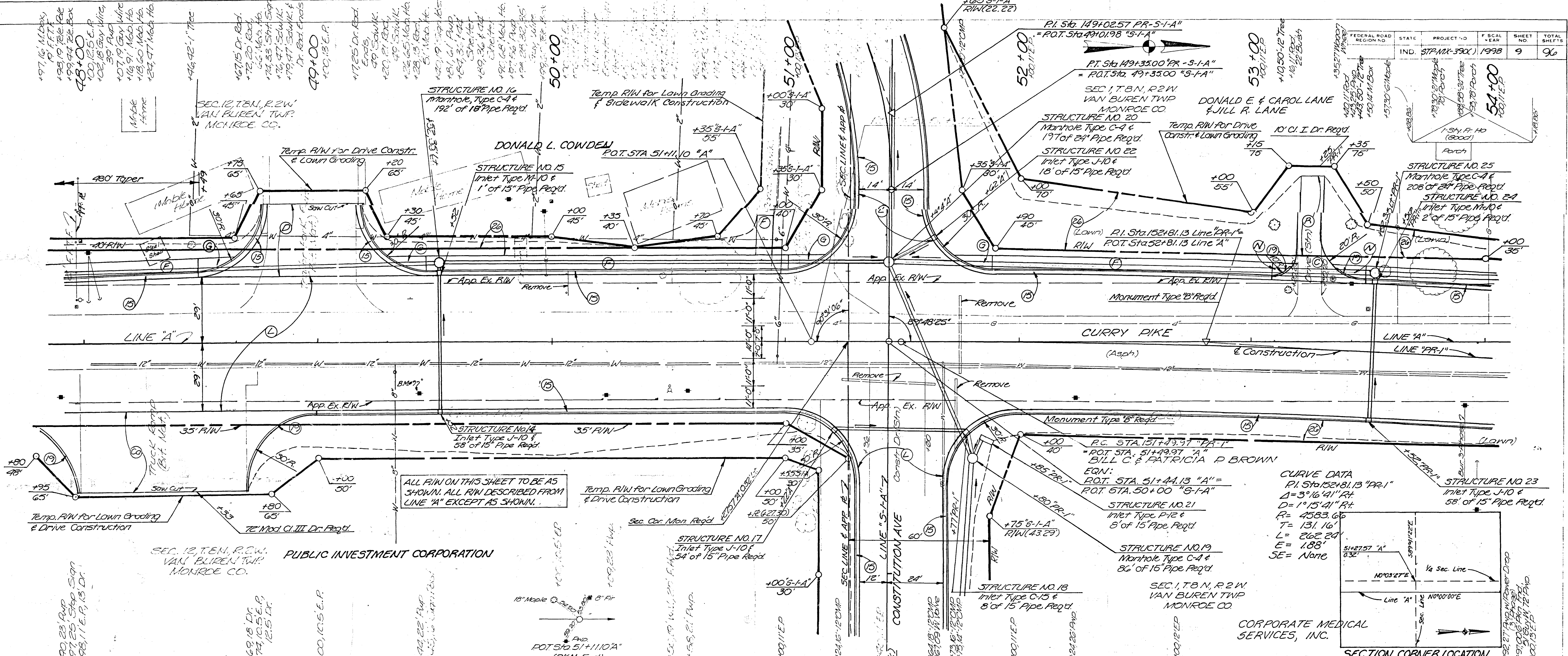
28' Public Road Approach Req'd.
@ Sta. 51+44.13

36' Public Road Approach Req'd.
@ Sta. 51+44.13

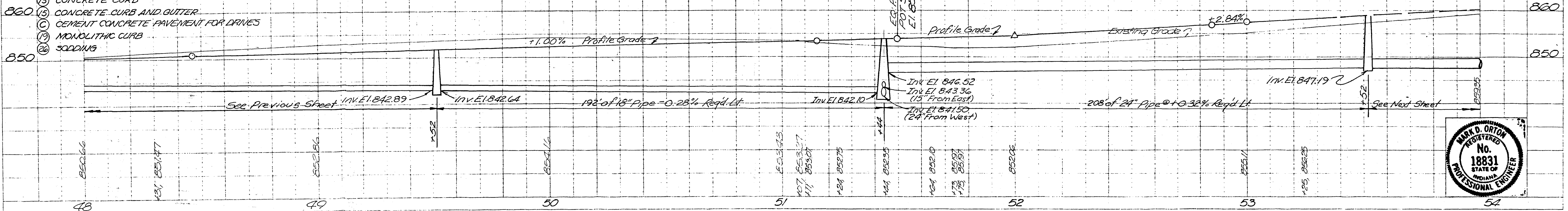
PLAN
NO. 195
DATE 12-30
BY S. ARNE
CHECKED S. ARNE
12-30

PROFILE
NO. 195
DATE 12-30
BY S. ARNE
CHECKED S. ARNE
12-30

FEDERAL ROAD DIST. NO.	STATE	PROJECT NO.	F. SCALE	SHEET NO.	TOTAL SHEETS
IND. 37P-MX-390	IN.	37P-MX-390	1998	9	96



- LEGEND
- (1) CEMENT CONCRETE PAVEMENT FOR DRIVES & 6" TYPE "O" COMPACTED AGG. NO. 535
 - (2) BITUMINOUS MIXTURE FOR APPROACHES
 - (3) CONCRETE SIDEWALK
 - (4) CURB RAMP TYPE "G"
 - (5) CURB RAMP TYPE "H"
 - (6) BITUMINOUS SHOULDER
 - (7) BITUMINOUS PAVEMENT (1565"15Y3)
 - (8) TYPE "O" COMPACTED AGGREGATE NO. 73
 - (9) CURB RAMP TYPE "N"
 - (10) CONCRETE CURB
 - (11) CONCRETE CURB AND GUTTER
 - (12) CEMENT CONCRETE PAVEMENT FOR DRIVES
 - (13) MONOLITHIC CURB
 - (14) SODDING



SECTION CORNER LOCATION
B.M. #9 - E. 1856.20, R.R. Spike in Prop. Sta. 49+50.24, 24' RA
For Line "S-1-A", See Sheet No. 12-14
For Pavement Markings, See Sheet No. 15



PROJECT NO.	LINE	SHEET NO.	TOTAL SHEETS	FILE
37P-MX-390	"A"	9	96	2210

GRANDVIEW COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

SECTION 12, TOWN 8 NORTH, RANGE 2 WEST
VAN BUREN TOWNSHIP, MONROE COUNTY, INDIANA
MARCH 2006

MONUMENT LEGEND

- ⊕ 1" IRON PIPE FOUND
- 5/8" IRON PIPE FOUND
- ⊕ 1/2" IRON PIPE FOUND
- ⊕ 1" IRON PIN FOUND
- ⊕ 5/8" IRON PIN FOUND
- ⊕ 1/2" IRON PIN FOUND
- ⊕ P.K. or MAG NAIL FOUND
- ⊕ MAG NAIL SET
- ⊕ RR SPIKE FOUND
- ⊕ RR SPIKE SET
- 5/8" IRON PIN W/ CAP STAMPED
- "CESO INC" TO BE SET
- CONCRETE R/W MONUMENT FOUND
- CONCRETE MONUMENT SET
- × CROSS NOTCH FOUND
- × CROSS NOTCH SET
- ⊗ WOOD POST FOUND

L=497.83'
R=2764.79'
Δ=10°19'00"
CHORD=S 50°38'30" W
497.16'

L=390.56'
R=2764.79'
Δ=08°05'37"
CHORD=N 49°31'48" E
390.23'

WAL-MART REAL ESTATE BUSINESS TRUST
27.433 AC.
IN 2005011005 WAR

Lot 1
24.966 AC.

LINE	BEARING	DISTANCE
L1	N 45°29'00" E	3.35'
L2	N 49°34'08" E	140.36'
L3	N 45°29'00" E	100.00'
L4	N 34°10'24" E	50.99'
L5	N 52°17'25" E	247.22'
L6	N 43°22'34" E	196.84'
L7	N 54°14'03" E	153.56'
L8	N 59°47'19" E	143.76'
L9	N 52°56'15" E	200.25'
L10	N 51°07'37" E	49.01'
L11	S 00°28'59" E	58.90'
L12	S 55°48'00" W	359.57'
L13	S 45°29'00" W	428.43'
L14	N 00°03'14" E	63.17'

LINE	BEARING	DISTANCE
OL1	N 55°48'00" E	181.17'
OL2	S 34°12'00" E	55.43'
OL3	S 00°01'31" E	192.46'
OL4	S 89°58'29" W	158.96'
OL5	N 83°00'35" W	61.13'
OL6	N 00°00'00" E	116.12'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
OC1	107.27'	2764.79'	02°13'23"	N 54°41'18" E	107.26'
OC2	76.97'	49.00'	90°00'00"	S 44°58'29" W	69.30'

ACREAGE CHART

Lot 1 - 24.966 Ac.
Lot 2 - 1.298 Ac.
R/W - 1.169 Ac.
Total - 27.433 Ac.

VICINITY MAP

NO SCALE

ADJOINERS

- | | |
|--|--|
| (A) 650 PARTNERSHIP
0.86 Ac.
D.B. 467, Pg. 27 | (L) JOANIE WARTHAN
IN.#2004001195 |
| (B) C. ROBERT McCOLLOUGH
0.75 Ac.
D.B. 385, Pg. 493 | (M) BRIAN L. YOUNGS &
MARAH B. YOUNGS
IN.#2003019784 |
| (C) CYNTHIA A. HOUSTON (90%)
RITA K. CARIE (10%)
IN.#2001025669 | (O) DANIEL E. CARPENTER &
EDITH M. CARPENTER
D.B. 141, PG. 354 |
| (D) LESLEY A. BOLTON
IN.#2004002879 | (P) DONALD E. SMITH &
BEVERLY J. SMITH
IN.#2002005510 |
| (E) JOHN MILLER &
MARTHA CORNELL MILLER
IN.#2003017934 | (Q) WILLIAM A. HARTFIELD &
CECILIA HARTFIELD
IN.#200100545 |
| (F) BUD JACK VAUGHT &
HELEN A. VAUGHT
IN.#2001022014 | (R) WILMA M. BURKS
D.B. 450, PG. 318 |
| (G) BETTY L. GREIM
D.B. 294, PG. 253 | (S) WILMA M. BURKS
D.B. 450, PG. 318 |
| (H) RANDALL R. PERRY &
KATHY E. PERRY
JAMES E. HUESTON &
JUDITH A. HUESTON
D.B. 381, Pg. 115 | (T) VERNAL L. MOBLEY
D.B. 454, PG. 468 |
| (I) RYAN D. FENNO &
REBECCA J. FENNO
IN.#2004013831 | (U) STEWART A. EATON
IN.#2003015116 |
| (J) JILL E. CZARNIECKI
IN.#2002014860 | (V) FARRELL H. DOBBS &
JOYCE J. DOBBS
D.B. 112, PG. 492 |
| (K) GARY D. WILLIAMS
IN.#2002004032 | (W) GIOVANNA KAGEMAN
IN.#2004016202 |

FLOOD STATEMENT

The subject parcels are located in Zone X, an area determined outside the 500 year flood plain as indicated by the Flood Insurance Rate Map (FIRM) for Monroe County, Indiana, Community-Panel Number 180169 0020 C, effective date June 17, 1991.

ZONING

The current zoning of the subject parcel is General Business (GB)
Setbacks: Front - 50'
Side - 6'
Rear - none
Min. open space - 20%
Max. Ht. - 45'

REVISIONS

BY	DATE	DESCRIPTION

SECTION 12, TOWN 8 NORTH, RANGE 2 WEST

MINOR SUBDIVISION

WAL★MART STORES, INC.

VAN BUREN TOWNSHIP MONROE COUNTY, INDIANA
SCALE: 1" = 200' DATE: MARCH 29, 2006
DESIGN DRB 1700 LYONS ROAD JOB NO. 3379
DRAWN RBP DAYTON, OHIO 45458-1864 SHEET NO. 1 OF 2
CHKD DRB OFFICE (937) 435-8584
FAX (937) 435-3307
email: ceso@cesoinc.com
www.cesoinc.com

SURVEYOR'S REPORT

FOR GRANDVIEW COMMERCIAL SUBDIVISION

In accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following opinions and observations are given regarding the various uncertainties in the location of property lines and corners established on this survey as a result of uncertainties in refer monumentation, in record documents and plats, lines of occupation and random error in measurements (Theoretical Uncertainty).

The original purpose of this survey was to retrace the boundary lines and establish the property corners for the original eight (8) original parcels owned by Bill C. Brown Revocable Trust and The Bill C. Brown Revocable Trust and then consolidate these parcels into one tract to be conveyed to Wal-Mart Real Estate Business Trust. This was accomplished with the conveyance to Wal-Mart Real Estate Business Trust, recorded in Instrument No. 2005011005 WAR. This plat is being created to form two new tracts, one for additional right-of-way for State Route 45, to be transferred to The State of Indiana and the second to be retained by Wal-Mart Real Estate Business Trust. The subject property is located in Sections 12, Township 8 North, Range 2 West, Monroe County, Indiana and all reference documents are part of the records of the Office of the Monroe Recorder, Monroe County, Indiana (unless otherwise noted).

Existing documents and surveys used for this survey

The right-of-way line for State Route 45 was established using the Right-of Way Plans ST - Project No. 056-6 (A) R/W for State Route 45 and Deed Book 427, Page 52, Deed Book 419, Page 628 and Deed Book 484 and finding the best fit with found monuments. Some monuments were off 0.50' +/-.

The east line of the Wal-Mart tract, which is common with the west line of Leonard Springs Second Addition, Plat Book 97, Page 101 and Leonard Springs Addition, Plat Book 4, Page 72, was established by holding found monuments at the southwest corner of Lot 7, the northeast corner of Lot 10 (for the right-of-way line of Hickory Leaf Drive, southeast corner of Lot 9 for the common line between Lots 9 & 8 and the southeast corner of Lot 16 for continuing right-of-way line of Hickory Leaf Drive. The plat for Leonard Springs Second Addition does not close by more than 10 feet; however the lots west of Hickory Leaf Drive (per the recorded plat) reasonable fit found monumentation.

The southeast corner of the Wal-Mart tract was established by holding the 1" pipe found at the southeast corner of Lot 7 of Leonard Springs Second Addition and using the platted calls for Lots 14-17 of Leonard Springs Addition and the established lines for Leonard Springs Second Addition. The south line was established by using; a) adjoiner's deed information and found monumentation to the south b) found monumentation, along with the Right-of Way Plans ST - Project No. 056-6 (A) R/W for State Route 45 and c) found right-of-way monuments on the east right-of-way line for Leonard Springs Road.

The right-of-way line for Leonard Spring Road was established by holding the right-of-way widths as shown on said Right-of Way Plans ST - Project No. 056-6 (A) R/W for State Route 45 in relationship to the west line of the Southeast quarter of Section 12.

The common line between the subject 27.433 acres and the south line of a 0.86 acre tract conveyed to 650 Partnership recorded in Deed Book 467, Page 27 and the 0.75 acres tract conveyed to C. Robert McCollough as recorded in Deed Book 385, Page 493 was established by holding the north to south distance (339.00 feet) of the original 10.00 acres conveyed to Bill C. Brown Revocable Trust U/A 2/28/89, Bill C. Brown Trustee as recorded in Instrument No. 20040125503 and running parallel to the south line of said 27.433 acres Wal-Mart tract.

The corner for said 0.75 acre McCollough tract was determined by holding found monumentation for a 1.00 acre tract conveyed to The Bill C. Brown Revocable Trust dated February, 1989, Bill C. Brown Trustee as recorded in Instrument No. 2003035698, a 1" iron pipe found on the west line of said 1.00 acres, 1.11 feet north of the established southwest corner of said 1.00 acres and a found stone at the southeast corner of a 2.00 acre tract conveyed to The Bill C. Brown Revocable Trust dated February, 1989, Bill C. Brown Trustee as recorded in Instrument No. 2003035699. This made the line is 2.06 feet longer than deeded distance. Monumentation was hold and the excess was given to the properties to the west.

The west line of said McCollough tract goes through said 1" pipe and is parallel to the west line of the Southeast quarter of Section 12 and terminates at the existing south right-of-way line of State Route 45.

The availability and condition of record monumentation:

Very few record monuments were called for and/or found. This left the determination of property lines to following the intent of the various deeds and fitting this to found monuments.

The Clarity and Ambiguity of the Record

The various deeds and plat used for this survey contained different levels of precisions and little to no reference to adjoining properties or record lines, which contributes to the uncertainties of this survey.

The Occupation and Possession Lines as related to the property lines:

Evidence of occupation and possession lines consists of fences found along the east and south line of said Wal-Mart tract. These fences are of various types and ages and were erected at different times and by various property owners. It appears that many of these were erected with the lack of a lot survey.

Uncertainty

The Theoretical Uncertainty (due to random errors in measurement) of the corner of the subject tracts established in this survey is within the specifications for a Class "C" survey (+/- 0.50 feet) as defined in IAC 8651-12-7d.

It is this surveyor's opinion that this is due to;

1) Accuracy of found monuments, 2) discrepancies and ambiguities in the record descriptions and plats, 3) inconsistencies in lines of occupation and 4) random errors in measurements.

Signed David R. Barnhart Date 4/04/06
David R. Barnhart, Professional Surveyor No. LS20100042, Indiana
CESO, Inc.
1700 Lyons Rd., Dayton, Ohio 45458
937-435-8584



GRANDVIEW COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

SECTION 12, TOWN 8 NORTH, RANGE 2 WEST
VAN BUREN TOWNSHIP, MONROE COUNTY, INDIANA
MARCH 2006

LEGAL DESCRIPTION:

Legal Description for Over-All Plat
Section 12, Township 8 North, Range 2 West
Van Buren Township, Monroe County, Indiana

Part of Section 12, Township 8 North, Range 2 West, Van Buren Township, Monroe County, Indiana, being all of a 27.433 acre tract of land conveyed to Wal-Mart Real Estate Business Trust as recorded in Instrument No. 2005011005 WAR (all references to deed books, official records, instrument numbers, survey records and plats refer to the records of Monroe County, Indiana) and being more particularly described as follows;

Commencing from a 1" iron pin found at the southwest corner of the Southeast Quarter of said Section 12 (per Monroe County Monument Records), thence along the west line of said quarter North 00°03'14" East, 1346.25 feet to a railroad spike set at the southwest corner of said Tract I, also being the northwest corner of a 0.50 acre tract conveyed to Cynthia A Houston as recorded in Deed Book 338, Page 226; thence along the south line of said Tract I, also being the north line of said Houston tract North 89°59'34" East, 35.00 feet to the east right-of-way line of Leonard Springs Road, witness a found conc. Right-of-Way Monument, being North 34°43'22" West, 0.57 feet and being the Point of Beginning of the following described tract of land;

thence along said east right-of-way line as conveyed to the State of Indiana and recorded in Deed Book 484, Page 558, North 00°03'14" East, 339.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on the south line of a 0.86 acre tract conveyed to 650 Partnership recorded in Deed Book 467, Page 27;

thence along the south line of said 0.86 acre tract and the south line of a 0.75 acres tract conveyed to C. Robert McCollough as recorded in Deed Book 385, Page 493 North 89°59'34" East, 223.06 feet to the southeast corner of said C. Robert McCollough tract, witness a found 1" pipe, being North 00°03'14" East, 1.10 feet;

thence along the east line of said McCollough tract North 00°03'14" East, 346.16 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on the southern right-of-way line of State Route 45, passing the above-mentioned 1" iron pipe at 1.10 feet;

thence along said southern right-of-way line as shown on the Right-of way Plans ST - Project No. 056-6 (A) R/W for State Route 45, as conveyed by Deed Book 427, Page 52, Deed Book 419, Page 628 and Deed Book 484, Page 553 the following ten (10) courses;

- 1) North 45°29'00" East, 3.35 feet to a found conc. Right-of-Way Monument;
- 2) North 49°34'08" East, 140.36 feet to a found conc. Right-of-Way Monument;
- 3) North 45°29'00" East, 100.00 feet to a found conc. Right-of-Way Monument;
- 4) North 34°10'24" East, 50.99 feet to a found conc. Right-of-Way Monument;
- 5) North 52°17'25" East, 247.22 feet to a found conc. Right-of-Way Monument;
- 6) North 43°22'34" East, 196.84 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
- 7) North 54°14'03" East, 153.56 feet to a found conc. Right-of-Way Monument;
- 8) North 59°47'19" East, 143.76 feet to a found conc. Right-of-Way Monument;
- 9) North 52°56'15" East, 200.25 feet to a found conc. Right-of-Way Monument;
- 10) North 51°07'37" East, 49.01 feet to a 5/8" iron pin with a cap stamped "CESO INC" set on the west line of Leonard Springs Second Addition as recorded in Plat Book 97, Page 101

thence along the west line of said Leonard Spring Second Addition South 00°28'59" East, 1159.57 feet to a 1" iron pipe found at the southwest corner of Lot 7 of said Leonard Spring Second Addition;

thence along the south line of said Lot 7 North 89°59'34" East, 30.00 feet to a 1" iron pipe found at the northwest corner of Lot 14 of Leonard Spring Addition as recorded in Plat Cabinet 4, Page 72;

thence along the west line of said Leonard Spring Addition South 00°02'25" West, 339.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the southwest corner of Lot 16 of said Leonard Spring Addition;

thence along the north line of said Leonard Spring Addition South 89°59'34" West, 1249.96 feet to the Point of Beginning, containing 27.433 acres (1194969 square feet).

The basis of bearings is the centerline of State Route 45 as shown on the Right-of Way Plans ST - Project No. 056-6 (A) R/W for State Route 45

This description was prepared by David R. Barnhart, R.L.S. No.20100042, Indiana, CESO, Inc., 1700 Lyons Road, Dayton, Ohio 45458.

DEDICATION OF RIGHT-OF-WAY

Wal-Mart Real Estate Business Trust, owner of the real estate shown and described herein, does hereby certify, layoff and plat lot number 1 to be known as Grandview Commercial Subdivision.

Right-of-Way not heretofore dedicated is hereby dedicated to the State of Indiana.

In accordance with the plat and certification, this plat shall be known as Grandview Commercial Subdivision.

Grandview Commercial Subdivision is to be subject to the provisions of Declaration of Covenants, Conditions and restriction recorded as Instrument No. _____ in Miscellaneous Record _____, Pages _____ in the Office of the Recorder of Monroe County, Indiana.

There are building setbacks on the Plat upon which no structures may be erected or maintained.

Witness my hand this _____ day of _____, 2006.

Name Date

Its _____

NOTARY

STATE OF _____, SS

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2006 before me a notary public in and for said State of _____, personally came _____, who acknowledged the signing and execution of the within plat to be their voluntary act and deed. In testimony whereof, I hereunto set my hand and notary seal on the day and date above written,

Notary Public _____

My Commission expires _____

MONROE COUNTY PLAN COMMISSION APPROVAL

These parcels were created through the Minor Subdivision procedure and approved by Monroe County Plan Commission on this _____ day of _____, 2006.

ZONING

The current zoning of the subject parcel is General Business (GB)

Setbacks: Front - 50'
Side - 6'
Rear - none
Min. open space - 20%
Max. Ht. - 45'

DEVELOPER

Wal-Mart Real Estate Business Trust
2001 S.E. 10th Street
Bentonville, AR 72716-0550
479-273-400

SECTION 12, TOWN 8 NORTH, RANGE 2 WEST

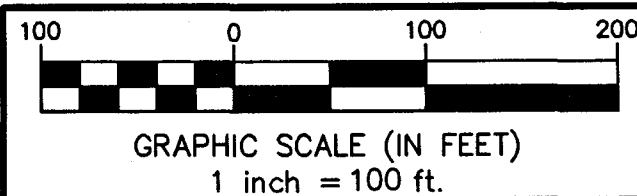
MINOR SUBDIVISION

WAL★MART STORES, INC.

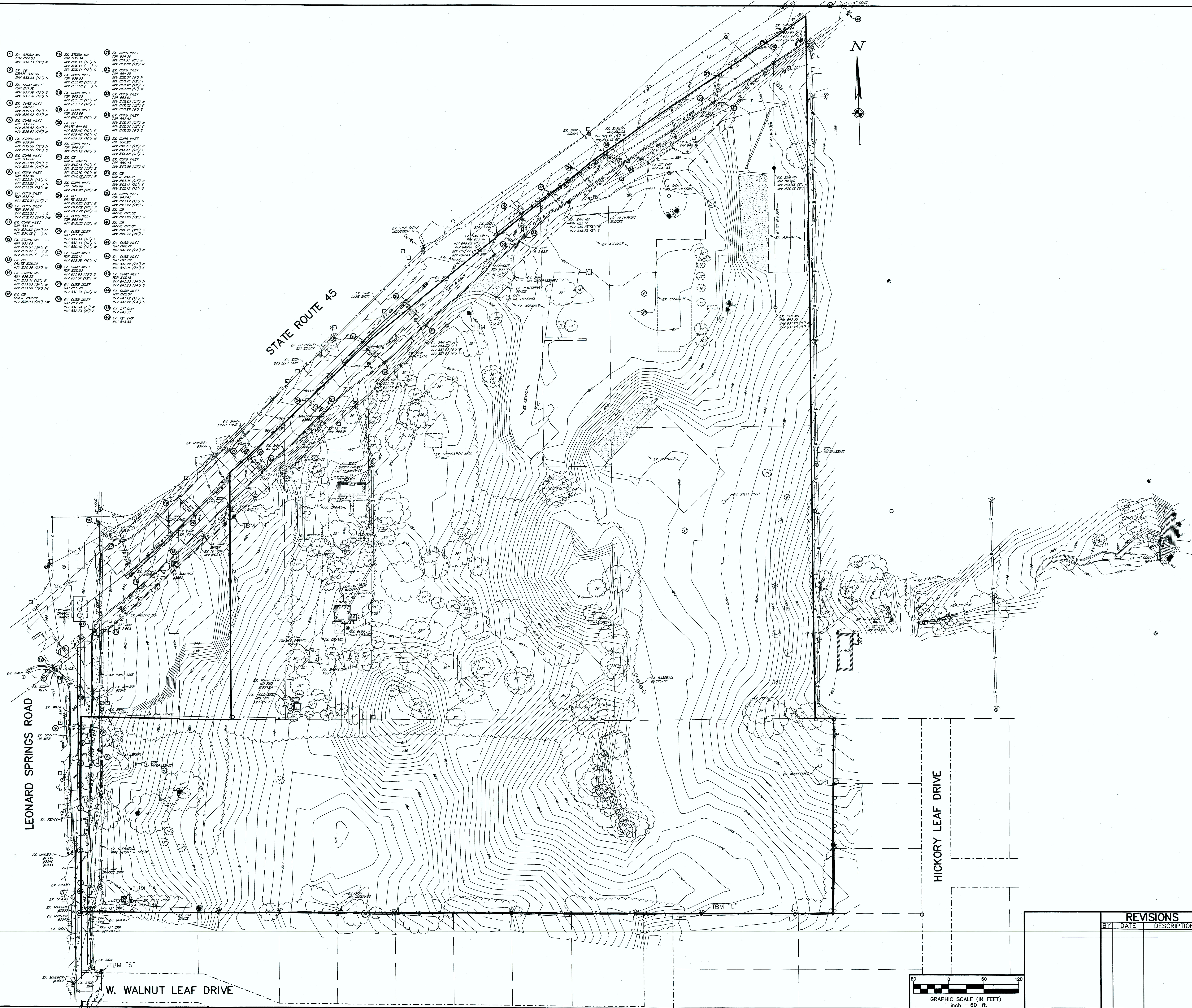
VAN BUREN TOWNSHIP MONROE COUNTY, INDIANA

SCALE: 1" = 100' DATE: MARCH 29, 2006

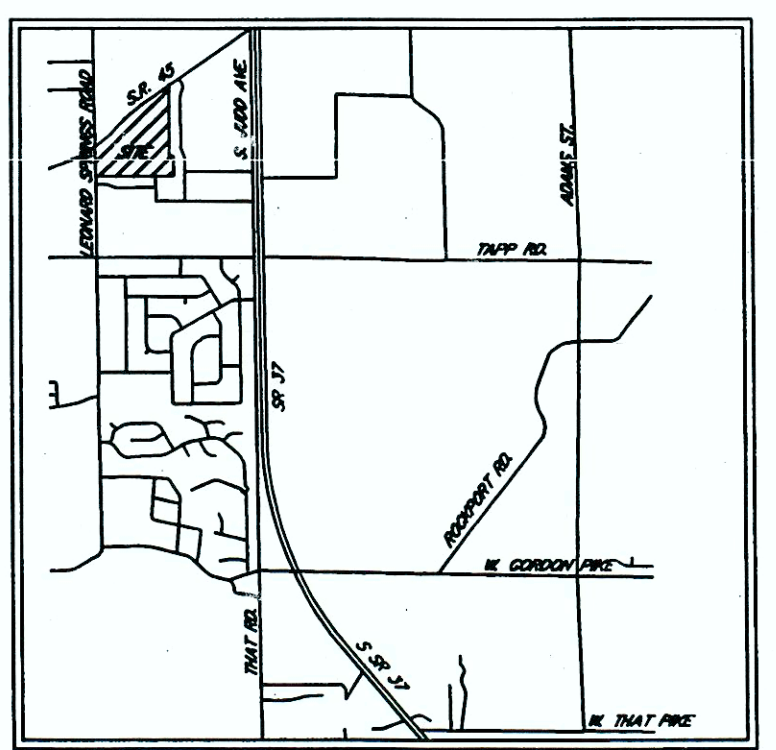
DESIGN DRB		1700 LYONS ROAD DAYTON, OHIO 45458-1864 OFFICE (937) 435-8584 FAX (937) 435-3307 email: ceso@cesoinc.com www.cesoinc.com	JOB NO. 3379 SHEET NO. 2 OF 2
DRAWN RBP			
CHKED DRB			



REVISIONS		
BY	DATE	DESCRIPTION



- LEGEND**
- ◆ BENCHMARK
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - IRON PIN TO BE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - ANCHOR
 - ⊕ POWER POLE
 - ⊕ TRAFFIC MANHOLE
 - ⊕ TRAFFIC POLE
 - ⊕ TELEPHONE POLE
 - ⊕ LIGHT POLE
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE
 - CATCH BASIN
 - ⊕ CURB INLET
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ BOLLARD POST
 - GAS MARKER
 - ⊕ GAS VALVE
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE RISER
 - ⊕ MAIL BOX
 - ⊕ MONITORING WELL
 - ⊕ FLAG POLE
 - PINE TREE
 - DECIDUOUS TREE
 - SIGN
 - TREE LINE
 - UGT—UGT— UNDERGROUND TELEPHONE
 - T—T— OVERHEAD TELEPHONE
 - G—G— GAS LINE
 - UGE—UGE— UNDERGROUND ELECTRIC
 - E—E— OVERHEAD ELECTRIC
 - W—W— WATER LINE
 - S—S— SANITARY SEWER
 - S—S— STORM SEWER
 - X—X— EXISTING FENCE
 - — — EXISTING GUIDERAIL
 - — — EXISTING CONCRETE



VICINITY MAP

- BENCHMARK**
- TBM "A" INTERSECTION OF CONCRETE ROAD BY TELEPHONE TRANSFORMER & SOUTHWEST CORNER OF PROPERTY EAST OF INTERSECTION OF LEONARD SPRINGS RD. ELEV. = 846.14
 - TBM "B" TOP CORNER OF CONCRETE IND. BAY MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE #100-110. ELEV. = 846.14
 - TBM "C" TOP CORNER OF CONCRETE IND. BAY MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE #100-110. ELEV. = 846.14
 - TBM "D" TOP CORNER OF CONCRETE IND. BAY MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE #100-110. ELEV. = 846.14
 - TBM "E" TOP CORNER OF CONCRETE IND. BAY MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE #100-110. ELEV. = 846.14

REVISIONS		
BY	DATE	DESCRIPTION

EXISTING FEATURES & BOUNDARY PLAN

WAL★MART STORES, INC.

STORE #1991-05 MONROE COUNTY, INDIANA

VAN BUREN TOWNSHIP

DATE: FEBRUARY 03, 2005

SCALE: 1" = 60'

DESIGN: BUL

DRAWN: ADB

CHCKD: DCO

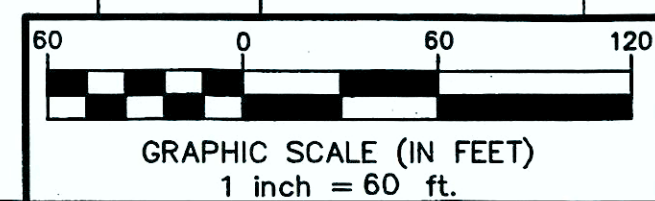
1700 LYONS ROAD DAYTON, OHIO 45458-1864

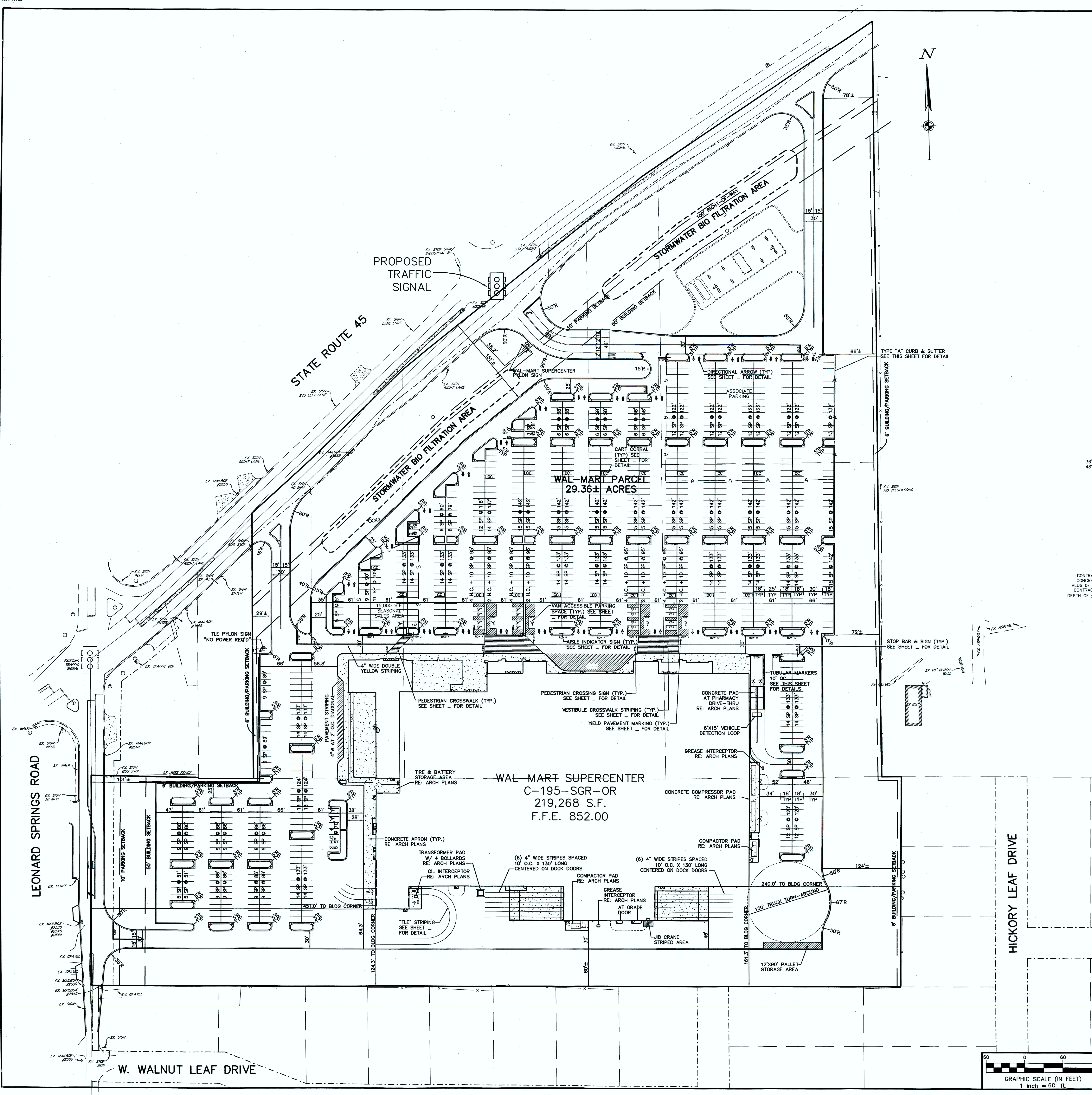
OFFICE (937) 435-8584 FAX (937) 435-3307

email: ces@cesinc.com

JOB NO. 3379

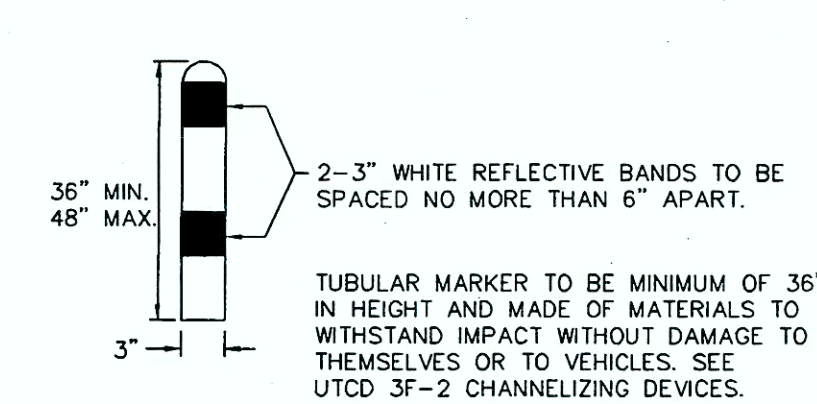
SHEET NO. 2 OF 9



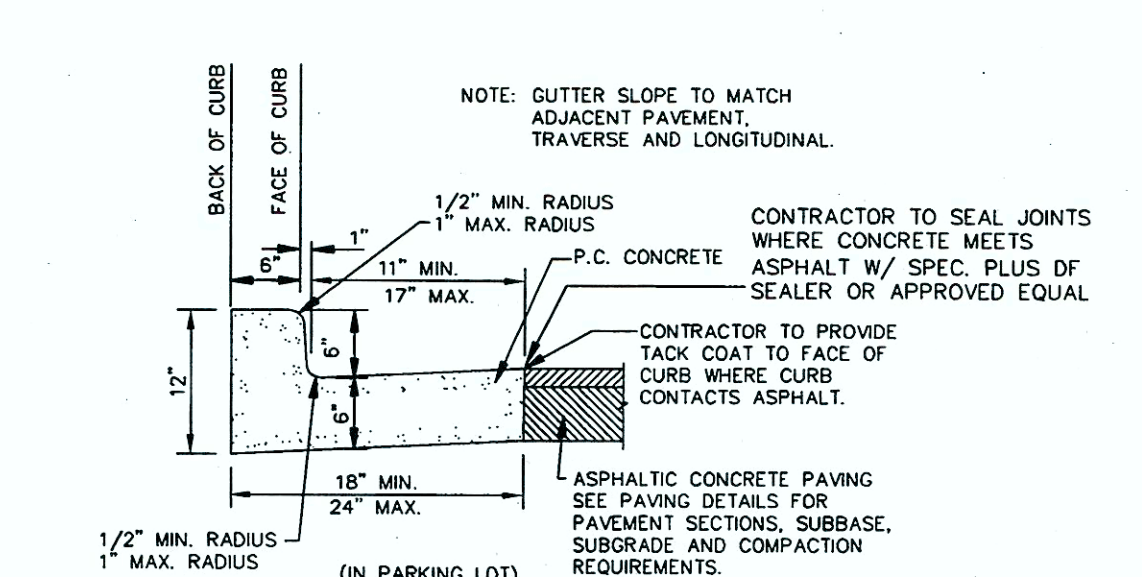


LAYOUT NOTES

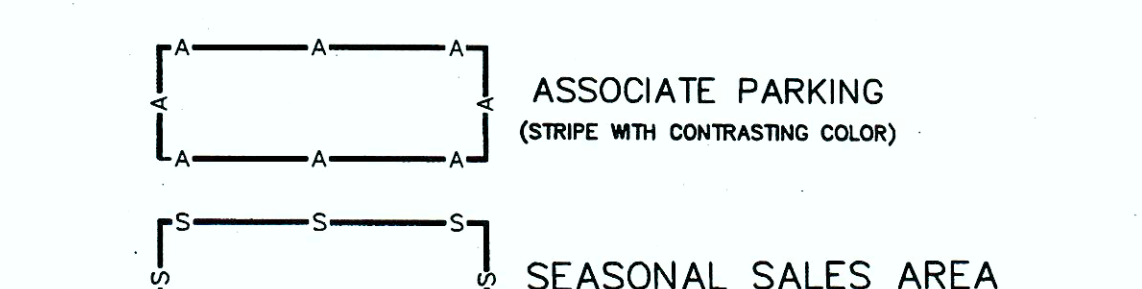
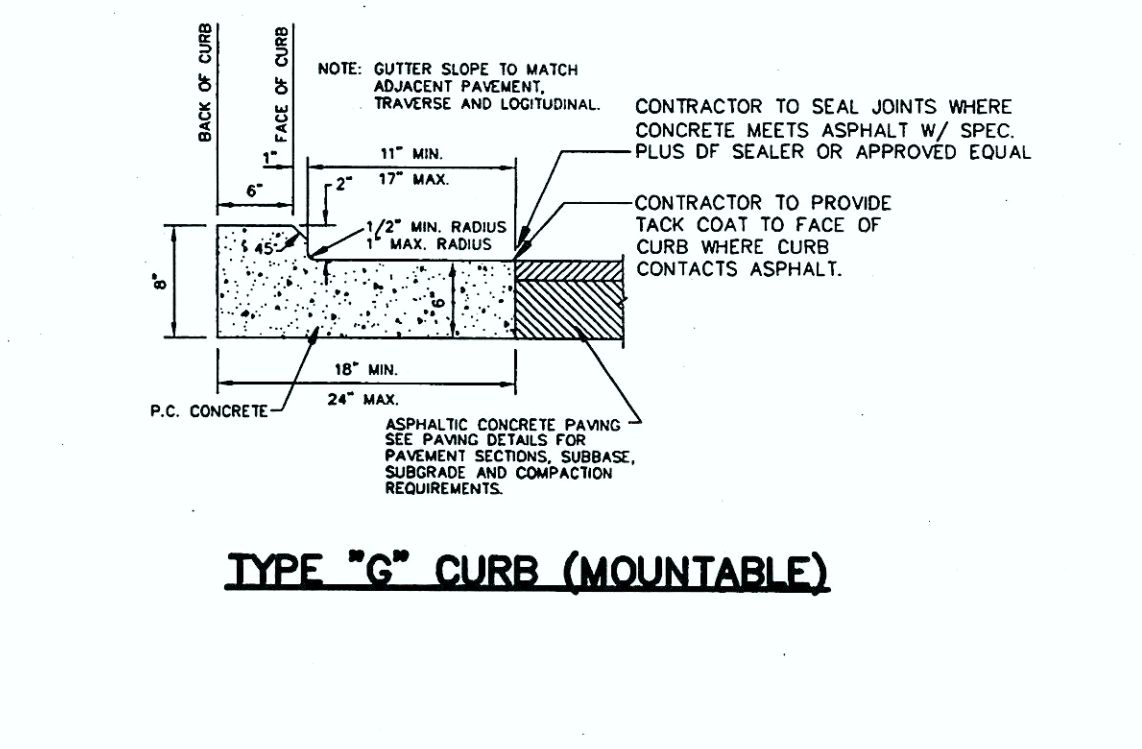
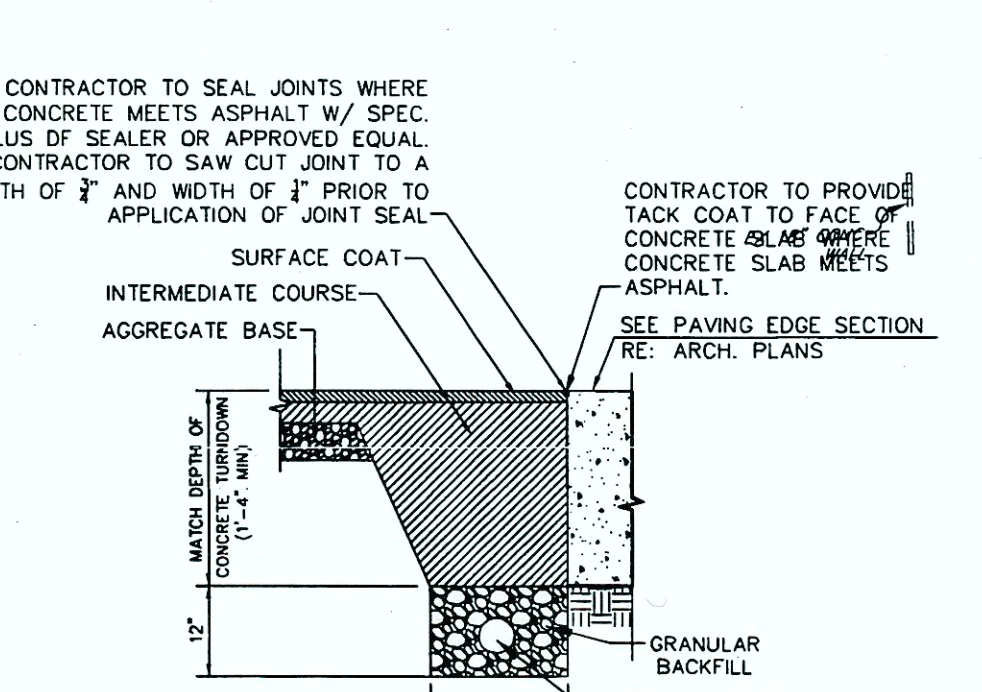
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR THE LOCATION AND HEIGHT OF THE PYLON SIGN BEFORE CONDUIT AND WIRING IS INSTALLED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
11. TOTAL LAND AREA IS 24.58± ACRES.
12. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP. OF ENGINEERS LETTER 2004-01507-TRS. (REFERENCE)
13. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WAL-MART STANDARD SITE WORK SPECIFICATIONS".
14. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
15. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.



TUBULAR MARKERS



TYPE "A" CONCRETE CURB & GUTTER



ASPHALT TURNDOWN

GOVERNMENT REQUIRED PARKING

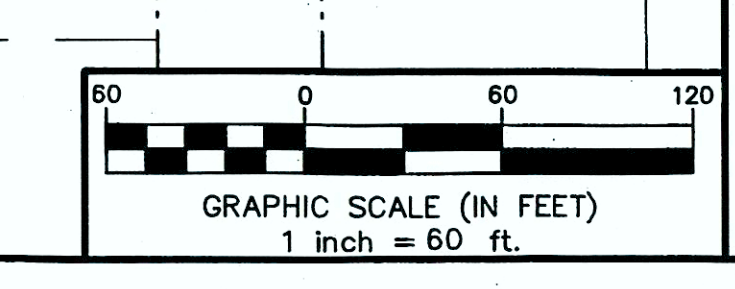
BUILDING AREA USAGE			
GROCERY	89,772 S.F.	5.0 SPACES/1,000 S.F.	450 SPACES
RETAIL	103,329 S.F.	3.6 SPACES/1,000 S.F.	372 SPACES
GARDEN CENTER	19,819 S.F.	2.5 SPACES/1,000 S.F.	50 SPACES
TLE	6,348 S.F.	2.0 SPACES/1,000 S.F.	13 SPACES
TOTAL REQUIRED	219,268 S.F.		885 SPACES
PROVIDED	219,268 S.F.		1,045 SPACES

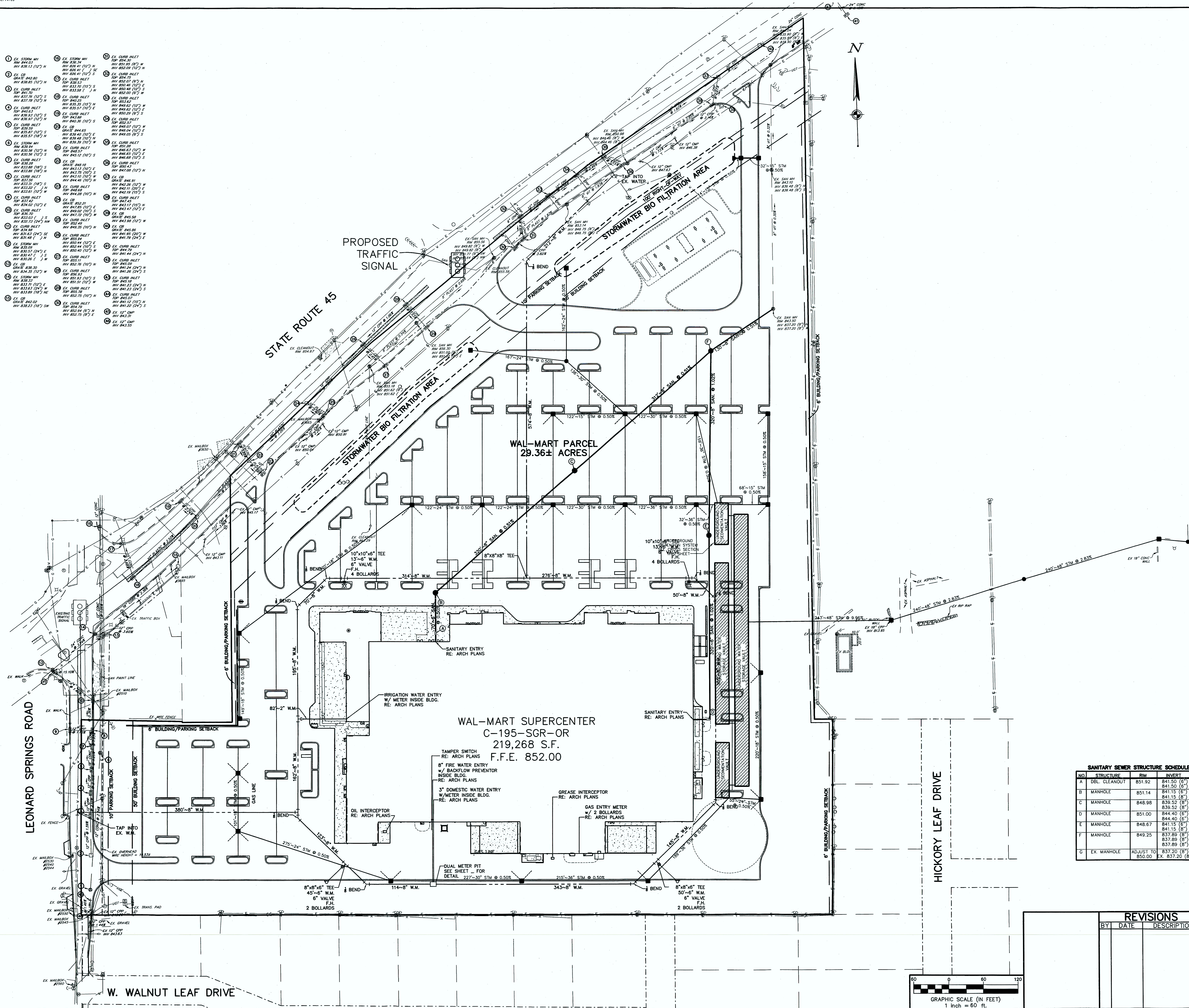
GREENSPACE CALCULATION

(GREEN AREA / PARKING AREA = % GREENSPACE)
39,587 S.F. / 393,074 = 10.07%

PARKING RATIO			
	TOTAL AREA (SF)	PARKING SPACES	RATIO / 1000 TOTAL AREA
WAL-MART SUPERCENTER	219,268	1,045	4.77
ALL PARKING SPACES WILL BE 9.5' WIDE			

REVISIONS			LAYOUT PLAN	
BY	DATE	DESCRIPTION	WAL★MART STORES, INC.	
			STORE #191-05 MONROE COUNTY, INDIANA	
			VAN BUREN TOWNSHIP	
			SCALE: 1" = 60'	
			DATE: FEBRUARY 03, 2005	
			DESIGN: 1700 LYONS ROAD	
			DAYTON, OHIO 45458-1864	
			JOB NO. 3379	
			DRAWN: ADB	
			OFFICE (937) 435-8584	
			SHEET NO.	
			FAX (937) 435-3307	
			email: ceso@cesonic.com	
			www.cesonic.com	
			6 OF 9	





SANITARY SEWER STRUCTURE SCHEDULE			
NO.	STRUCTURE	R/W	INVERT
A	DBL. CLEANOUT	851.92	841.50 (6") S 841.67 (6") N
B	MANHOLE	851.14	841.15 (6") E 841.15 (6") S
C	MANHOLE	848.98	839.52 (6") W 839.52 (6") E
D	MANHOLE	851.00	844.40 (6") W 844.40 (6") N
E	MANHOLE	848.67	841.15 (6") S 841.18 (6") N
F	MANHOLE	849.25	837.89 (8") SW 837.89 (8") E 837.89 (8") NE
G	EX. MANHOLE	ADJUST TO 850.00	837.20 (8") SW EX. 837.20 (8") N

REVISIONS		
BY	DATE	DESCRIPTION

UTILITY PLAN

WAL★MART STORES, INC.

STORE #1991-05
VAN BUREN TOWNSHIP MONROE COUNTY, INDIANA

VAN BUREN TOWNSHIP		MONROE COUNTY, INDIANA	
SCALE: 1" = 60'		DATE: FEBRUARY 03, 2005	

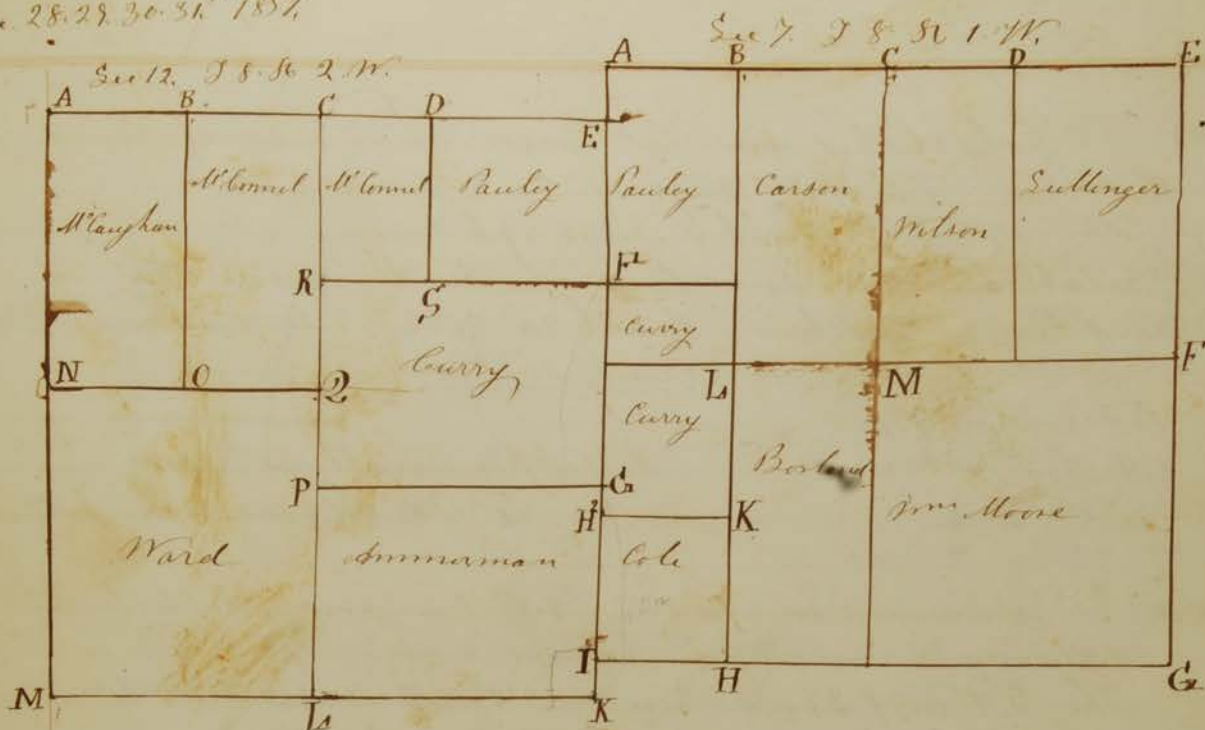
DESIGN	1700 LYONS ROAD	JOB NO.
B.J.L.	DAYTON, OHIO 45458-1864	3379

BJL		DAYTON, OHIO 45458-1864	3379
DRAWN ADR		OFFICE (937) 435-8584	SHEET NO.

ADB
 CHKED

 OFFICE (937) 435-3307
 FAX (937) 435-3307
 email: ceso@cesoinc.com

CHAKED DCO email: ceso@cesoinc.com 8 OF 9
 www.cesoinc.com
 ron, IN Wal-Mart SC\Design\civil\3379 (STORE 1991-05).DWG.dwg - DEC 06, 2004 - 06:59:

Dec. 28, 29, 30, 31st 1857

Established the following corners in Sec 12, T 8, S 2, R.

- K S.E. cor of Sec. Birch 24, 583 M 436. B Oak 10, 51 M 30 6.
 L 5 m S. Hick 24, N 26 M 36 1/2. Sug 30, 578 M 59 ..
 P 102 poles North of L Gum 16, N 78 M 43 1/2. Sug 14, 544 1/2 44 ..
 G 102 .. K Birch 18, 526 E 93. B Oak 14, 510 E 43 ..
 Q center of Sec Gum 16, N 35 M 58 .. Birch 20, N 62 M 102 ..
 O Birch 6, 532 E 16 1/2. W Oak 24, N 59 E 57 ..
 B no trees being near the S.W. cor of a chimney was taken N 57 E 123 1/2 ..
 R 100 poles North P B Walnut 14, N 25 M 24. Hick 20, 550 E 42 ..
 D 68 poles 20 links East of C Gum 6, N 50 M 37 1/2. B Oak 6, 553 M 45 ..
 F 100 poles North of G W Oak 18, South 46. Gum 6, N 15 M 31 1/2 ..

Established the following in Sec 7, T 8, S 1, R.

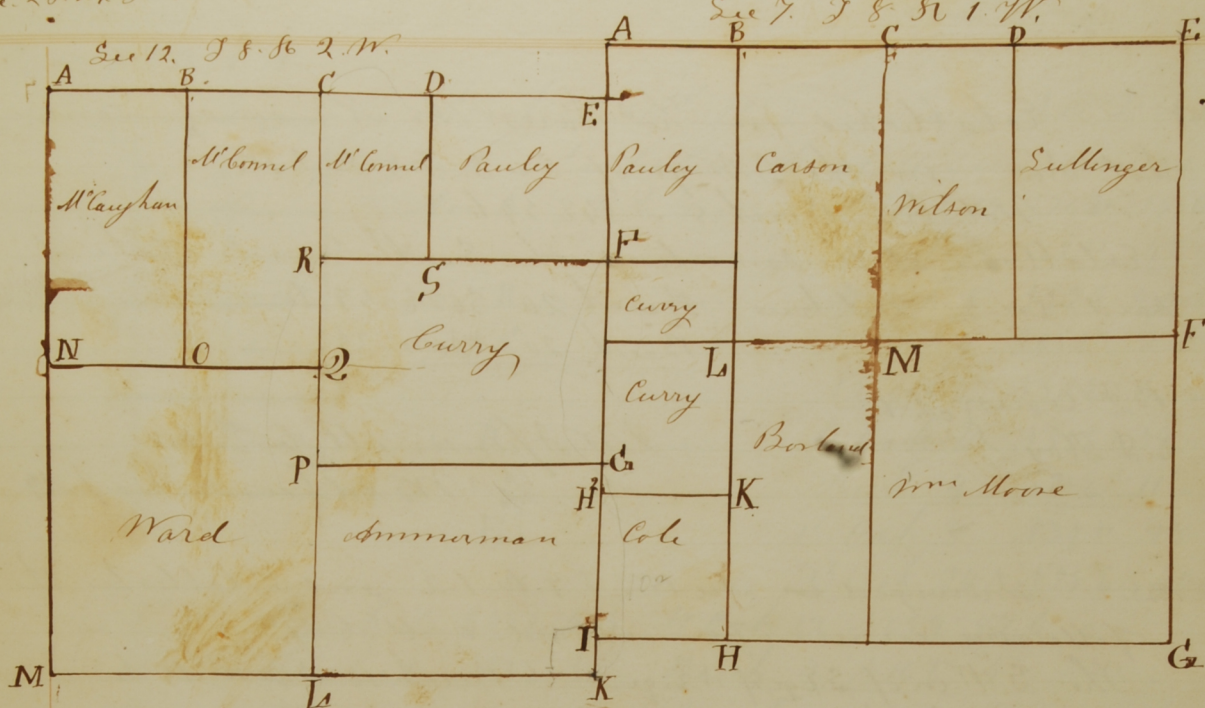
- B W Oak 10, 514 M 35. Birch 8, N 32 M 11 1/2 ..
 C 1/2 m. S.W. W Oak 20, N 80 E 50. Birch 24, 558 E 38 ..
 M Center of Section W Oak 18, West 104. Sug 14, 518 M 39 ..
 L Gum 10, N 30 M 20. Birch 14, N 80 E 33 ..
 I S.W. cor of Sec Birch 24, 541 M 84. B Oak 10, 51 M 72 ..
 H Birch 10, N 74 M 16 1/2. W Oak 20, N 50 E 48 ..
 H² W Oak 18, S 65 M 41. W Oak 10, N 50 E 87 ..
 K Sug 12, N 66 M 20 1/2. Sug 12, 557 M 32 ..

Sec 12 { Samuel Ward & Chas. E. Milton Cole } Sworn
 Sec 7 { John Borland & Chas. E. Moore } Sworn

J. W. Spenser M. C. Sur.
 by Jas Woodburn Depty

Dec. 28. 29. 30. 31. 1857

Sec 7. T 8. R 1. W.



Established the following corners in Sec. 12. T. 8. R. 2. W.

- K S.E. cor of Sec. Beech 24. 583 W. 43 1/2. B. Oak 10. 51 W. 30 1/2.
 L 1/2 m S. Hick 24. N 26 W. 36 1/2. Sug. 30. 578 W. 59 ..
 P 102 poles North of L Gum 16. N 78 W. 43 1/2. Sug. 14. 544 E. 44 ..
 G 102 K Beech 18. 526 E. 93. B. Oak 14. 510 E. 43 ..
 Q center of Sec. Gum 16. N 35 W. 58 .. Beech 20. N 62 W. 102 ..
 O Beech 6. 532 E. 16 1/2. W. Oak 24. N 59 E. 57 ..
 B no trees being near the S.W. cor of a chimney was taken N 57 E. 123 1/2 ..
 R 100 poles North P. B. Walnut 14. N 25 W. 27. Hick 20. 550 E. 42 ..
 D 68 poles 20 links East of C. Gum 6. N 50 W. 37 1/2. B. Oak 6. 553 W. 45 ..
 F 100 poles North of G. W. Oak 18. South. 46 .. Gum 6. N 15 W. 31 1/2 ..

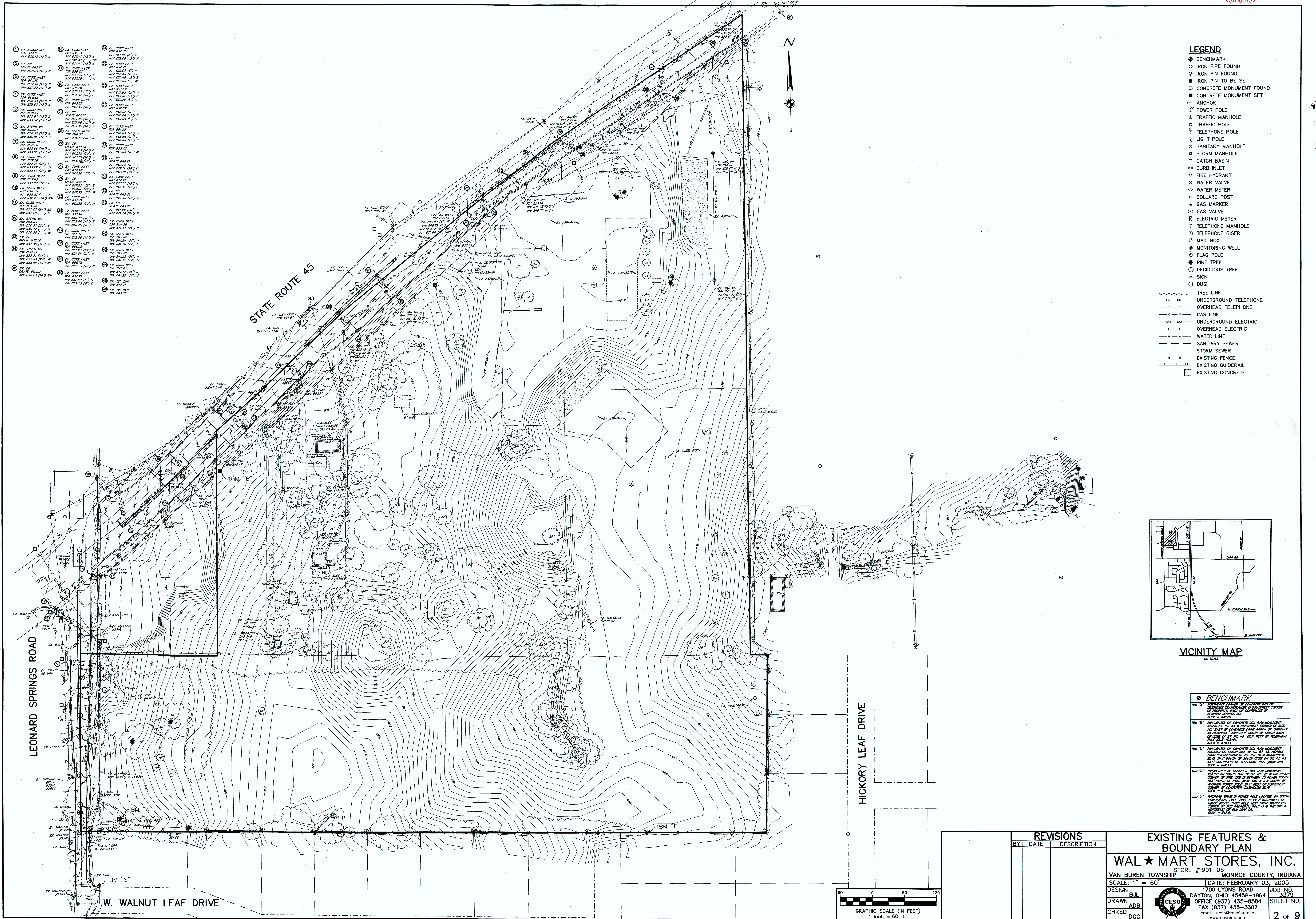
Established the following in Sec. 7. T. 8. R. 1. W.

- B W. Oak 10. 514 W. 35. Beech 8. N 32 W. 11 1/2 ..
 C 1/2 m. North W. Oak 20. N 80 E. 50. Beech 24. 558 E. 38 ..
 M Center of Section W. Oak 18. West 104. Sug. 14. 518 W. 39 ..
 L Gum 10. N 30 W. 20. Beech 14. N 80 E. 33 ..
 I S.W. cor of Sec. Beech 24. 541 W. 84. B. Oak 10. 51 W. 92 ..
 H Beech 10. N 74 W. 16 1/2. W. Oak 20. N 50 E. 48 ..
 H² W. Oak 18. 565 W. 41. W. Oak 10. N 50 E. 87 ..
 K Sug. 12. N 64 W. 20 1/2. Sug. 12. 557 W. 32 ..

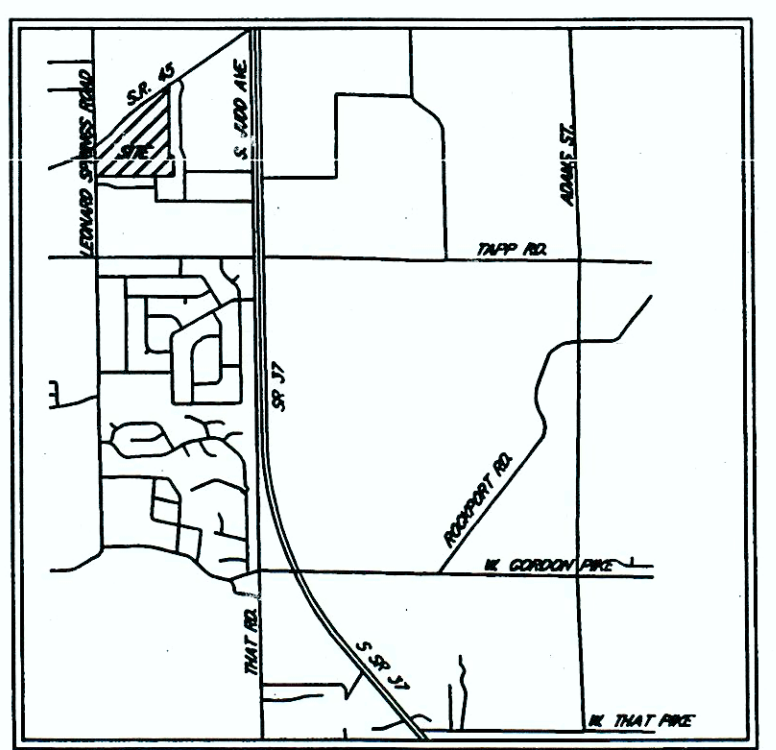
Sec 12 { Samuel Ward & Chas. Milton Cole Sworn.

Sec 7. { John Borland & Chas. Moore Sworn

J. W. Spenser M. C. Sur.
by Jas. Woodburn Depty



- LEGEND**
- ◆ BENCHMARK
 - IRON PIPE FOUND
 - IRON PIN FOUND
 - IRON PIN TO BE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - ANCHOR
 - ⊕ POWER POLE
 - ⊕ TRAFFIC MANHOLE
 - ⊕ TRAFFIC POLE
 - ⊕ TELEPHONE POLE
 - ⊕ LIGHT POLE
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE
 - CATCH BASIN
 - ⊕ CURB INLET
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ BOLLARD POST
 - GAS MARKER
 - ⊕ GAS VALVE
 - ⊕ ELECTRIC METER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TELEPHONE RISER
 - ⊕ MAIL BOX
 - ⊕ MONITORING WELL
 - ⊕ FLAG POLE
 - PINE TREE
 - DECIDUOUS TREE
 - SIGN
 - TREE LINE
 - UGT—UGT— UNDERGROUND TELEPHONE
 - T—T— OVERHEAD TELEPHONE
 - G—G— GAS LINE
 - UGE—UGE— UNDERGROUND ELECTRIC
 - E—E— OVERHEAD ELECTRIC
 - W—W— WATER LINE
 - S—S— SANITARY SEWER
 - S—S— STORM SEWER
 - X—X— EXISTING FENCE
 - — — EXISTING GUIDERAIL
 - — — EXISTING CONCRETE



VICINITY MAP

- BENCHMARK**
- TBM "A" INTERSECTION OF CONCRETE ROAD BY TELEPHONE TRANSFORMER & SOUTHWEST CORNER OF PROPERTY. EAST OF INTERSECTION OF LEONARD SPRINGS RD. ELEV. = 846.14
 - TBM "B" TOP CORNER OF CONCRETE IND. B.W. MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE. ELEV. = 846.14
 - TBM "C" TOP CORNER OF CONCRETE IND. B.W. MONUMENT. LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE. ELEV. = 846.14
 - TBM "D" TOP CORNER OF CONCRETE IND. B.W. MONUMENT. PLACED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE. ELEV. = 846.14
 - TBM "E" RAILROAD SPUR IN POWER POLE LOCATED ON SOUTH SIDE OF ST. RT. 45, 140' EAST OF CONCRETE DRIVE APPROX. "INDUSTRY" IS MARKED. 140' SOUTH OF SOUTH BANK OF CLIND OF ST. RT. 45. 40' WEST OF TELEPHONE POLE. ELEV. = 846.14

REVISIONS		
BY	DATE	DESCRIPTION

EXISTING FEATURES & BOUNDARY PLAN

WAL MART STORES, INC.

VAN BUREN TOWNSHIP #1991-05 MONROE COUNTY, INDIANA

SCALE: 1" = 60'

DATE: FEBRUARY 03, 2005

DESIGN: BUL 1700 LYONS ROAD DAYTON, OHIO 45458-1864

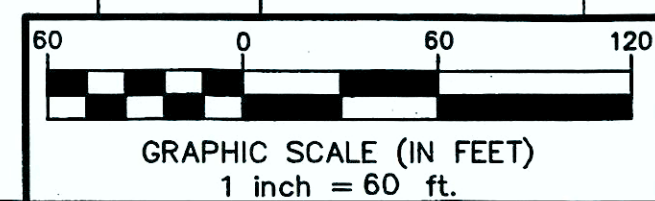
DRAWN: ADB OFFICE (937) 435-8584

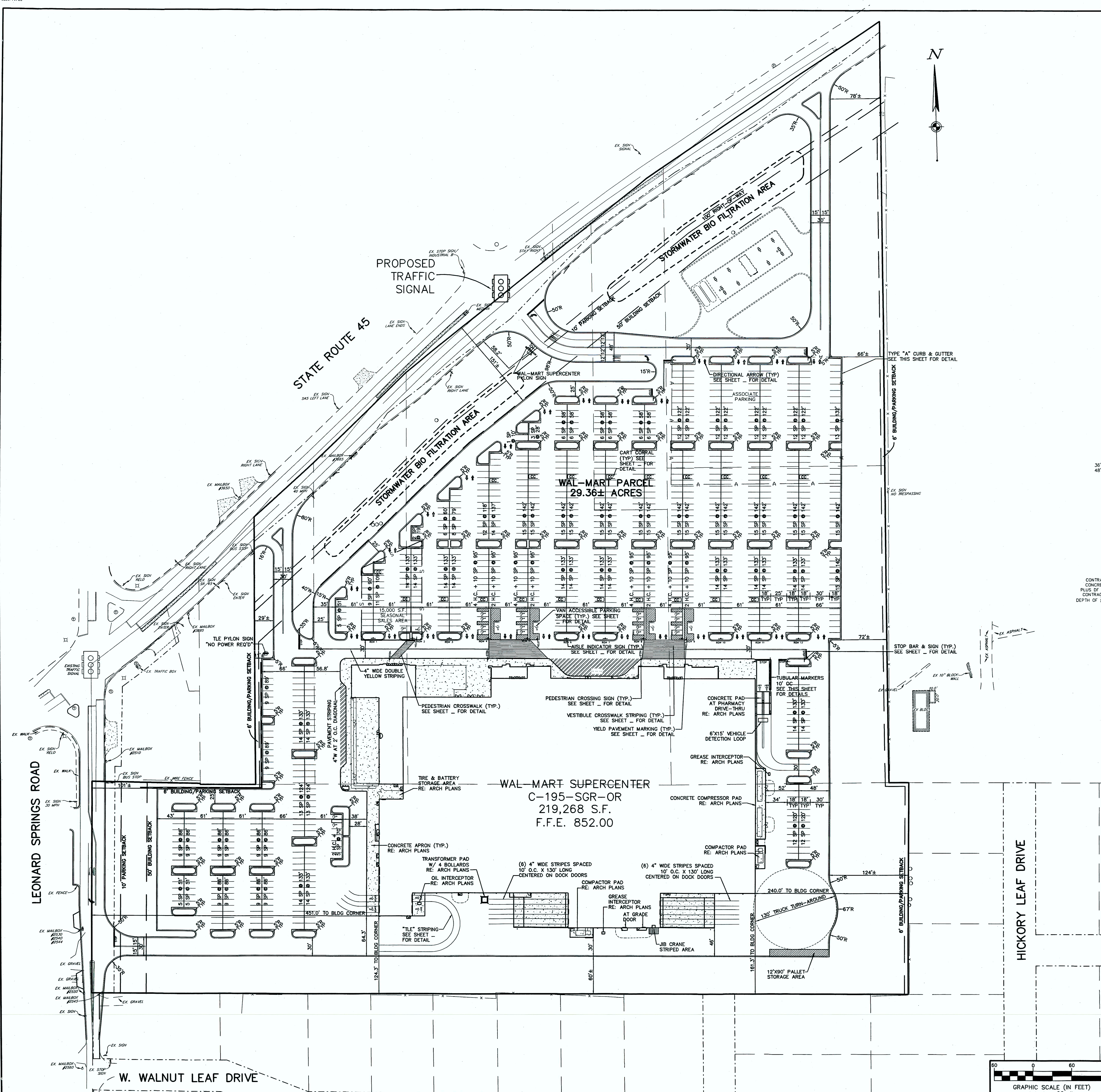
CHKD: DCO FAX (937) 435-3307

email: ces@cesinc.com

JOB NO. 3379

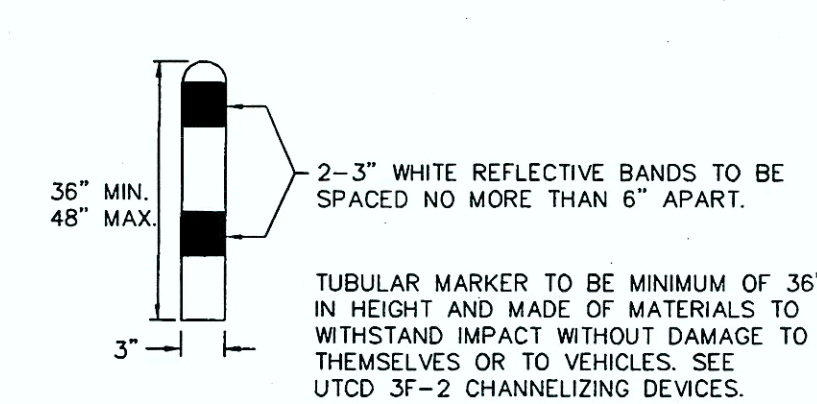
SHEET NO. 2 OF 9



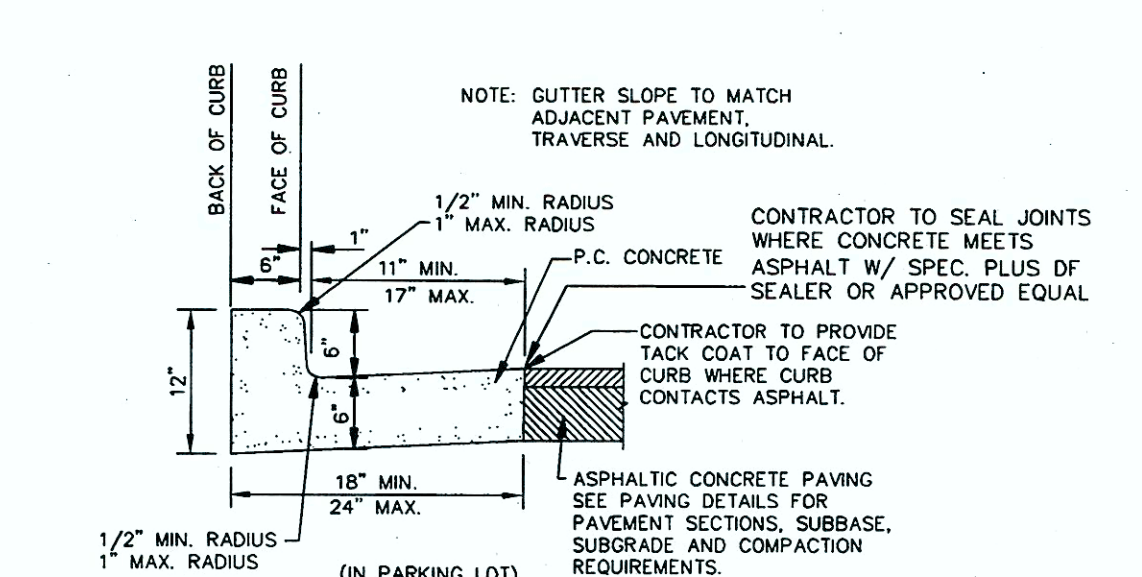


LAYOUT NOTES

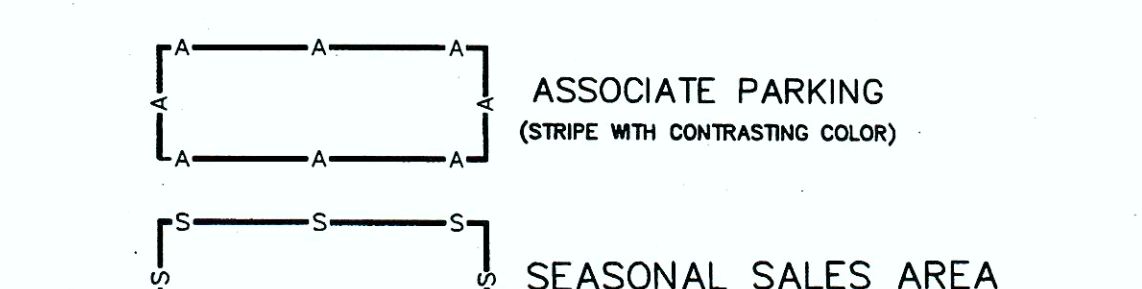
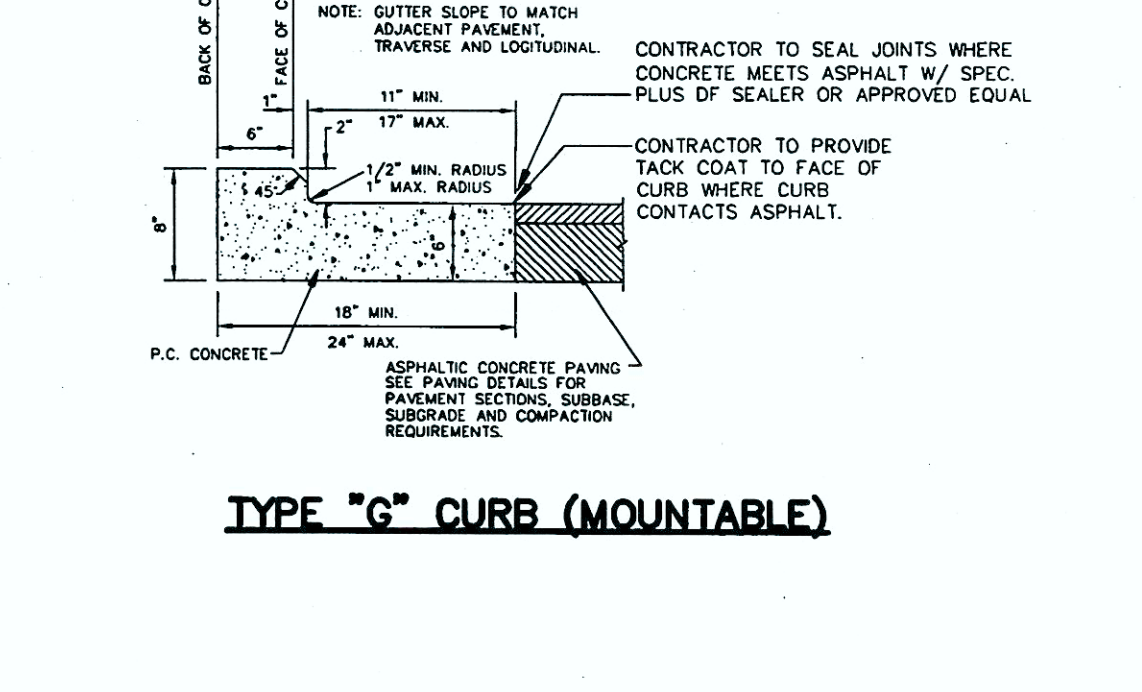
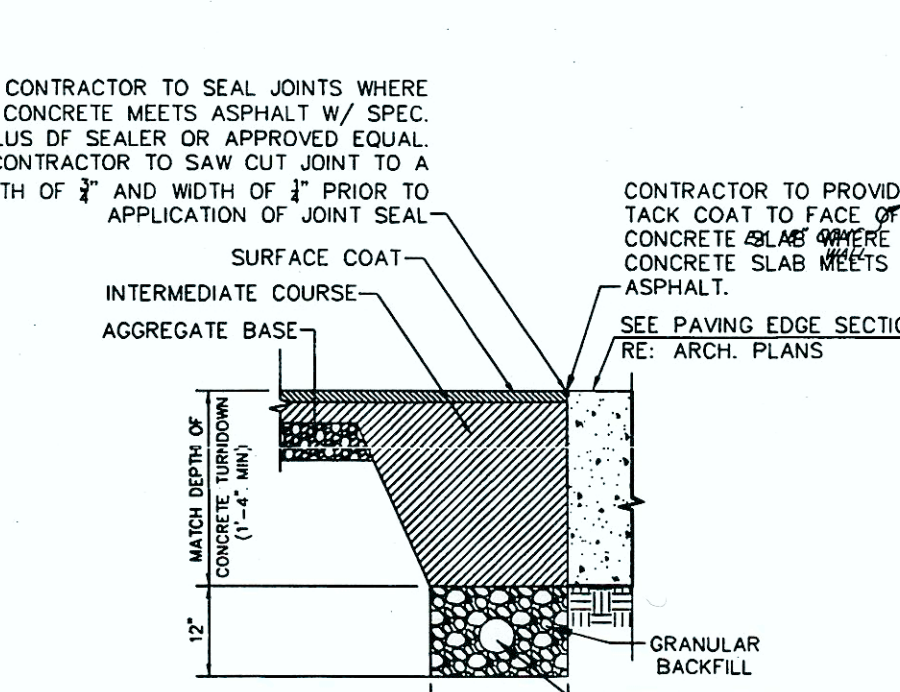
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR THE LOCATION AND HEIGHT OF THE Pylon SIGN BEFORE CONDUIT AND WIRING IS INSTALLED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
11. TOTAL LAND AREA IS 24.58± ACRES.
12. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER 2004-01507-TRS. (REFERENCE)
13. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WAL-MART STANDARD SITE WORK SPECIFICATIONS".
14. Pylon Signs SHALL BE CONSTRUCTED BY OTHERS.
15. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.



TUBULAR MARKERS



TYPE "A" CONCRETE CURB & GUTTER



ASPHALT TURNDOWN

GOVERNMENT REQUIRED PARKING

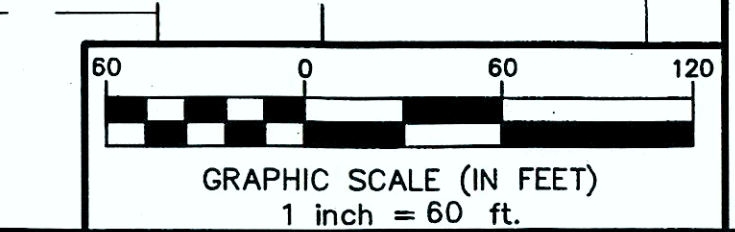
BUILDING AREA USAGE			
GROCERY	89,772 S.F.	5.0 SPACES/1,000 S.F.	450 SPACES
RETAIL	103,329 S.F.	3.6 SPACES/1,000 S.F.	372 SPACES
GARDEN CENTER	19,819 S.F.	2.5 SPACES/1,000 S.F.	50 SPACES
TLE	6,348 S.F.	2.0 SPACES/1,000 S.F.	13 SPACES
TOTAL REQUIRED	219,268 S.F.		885 SPACES
PROVIDED	219,268 S.F.		1,045 SPACES

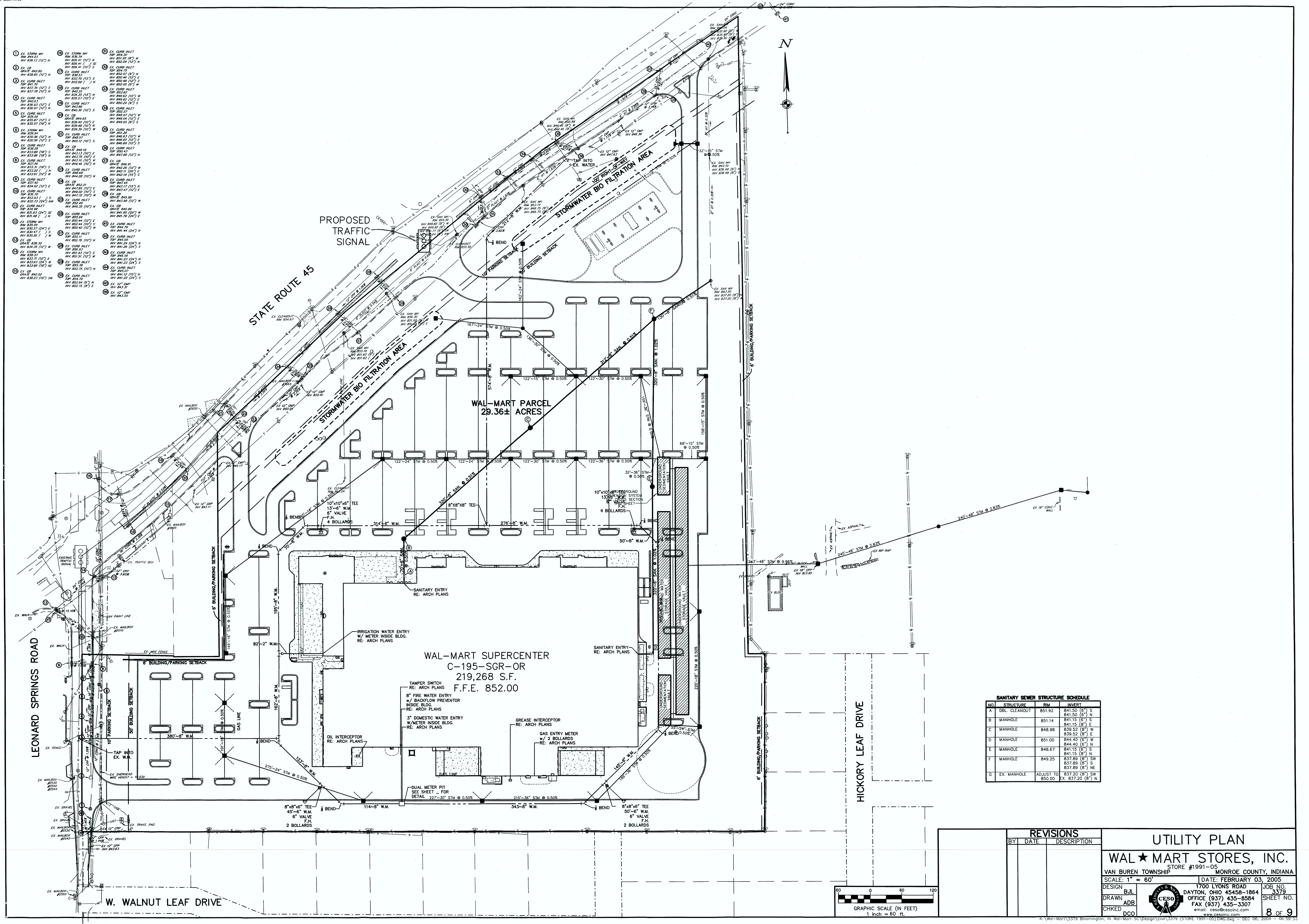
GREENSPACE CALCULATION

(GREEN AREA / PARKING AREA = % GREENSPACE)
39,587 S.F. / 393,074 = 10.07%

PARKING RATIO			
	TOTAL AREA (SF)	PARKING SPACES	RATIO / 1000 TOTAL AREA
WAL-MART SUPERCENTER	219,268	1,045	4.77
ALL PARKING SPACES WILL BE 9.5' WIDE			

REVISIONS			LAYOUT PLAN	
BY	DATE	DESCRIPTION	WAL-MART STORES, INC.	
			STORE #191-05	
			VAN BUREN TOWNSHIP MONROE COUNTY, INDIANA	
			SCALE: 1" = 60'	
			DATE: FEBRUARY 03, 2005	
			DESIGN: 1700 LYONS ROAD	
			DAYTON, OHIO 45458-1864	
			JOB NO. 3379	
			DRAWN: ADB	
			OFFICE (937) 435-8584	
			SHEET NO. 6 OF 9	
			FAX (937) 435-3307	
			email: ceso@cesonic.com	
			www.cesonic.com	





- 1. EX. STORM MH
RM 836.31
INV 836.31 (127) N
- 2. EX. CB
GRATE 842.80
TOP 838.53 (127) N
- 3. EX. CURB INLET
TOP 841.76 (127) S
INV 837.76 (127) N
- 4. EX. CURB INLET
TOP 840.63 (127) S
INV 836.97 (127) N
- 5. EX. CURB INLET
TOP 839.87 (127) S
INV 835.87 (127) N
- 6. EX. STORM MH
RM 835.94
INV 835.94 (127) N
- 7. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 8. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 9. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 10. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 11. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 12. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 13. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 14. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 15. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 16. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 17. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 18. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 19. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 20. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 21. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 22. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 23. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 24. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 25. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 26. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 27. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 28. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 29. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 30. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 31. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 32. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 33. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 34. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 35. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 36. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 37. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 38. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 39. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 40. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 41. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 42. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 43. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 44. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 45. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 46. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 47. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 48. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 49. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 50. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 51. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 52. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 53. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 54. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 55. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 56. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 57. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 58. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 59. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 60. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 61. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 62. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 63. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 64. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 65. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 66. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 67. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 68. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 69. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 70. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 71. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 72. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 73. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 74. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 75. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 76. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 77. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 78. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 79. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 80. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 81. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 82. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 83. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 84. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 85. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 86. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 87. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 88. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 89. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 90. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 91. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 92. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 93. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 94. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 95. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 96. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 97. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 98. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 99. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N
- 100. EX. CURB INLET
TOP 835.56 (127) S
INV 831.56 (127) N

SANITARY SEWER STRUCTURE SCHEDULE		
NO.	STRUCTURE	INVERT
A	DBL. CLEANOUT	851.92
B	MANHOLE	851.14
C	MANHOLE	848.98
D	MANHOLE	851.00
E	MANHOLE	848.67
F	MANHOLE	849.25
G	EX. MANHOLE	ADJUST TO 850.00

REVISIONS		
BY	DATE	DESCRIPTION

UTILITY PLAN

WAL★MART STORES, INC.

STORE #1991-05

VAN BUREN TOWNSHIP MONROE COUNTY, INDIANA

SCALE: 1" = 60'

DATE: FEBRUARY 03, 2005

DESIGN: BJL

1700 LYONS ROAD DAYTON, OHIO 45458-1864

DRAWN: ADB

OFFICE (937) 435-8584

CHCKD: DCO

FAX (937) 435-3307

email: ceso@cesoinc.com

www.cesoinc.com

JOB NO. 3379

SHEET NO. 8 OF 9

